

Landscape Referral Response

Application Number:	REV2019/0036
Date:	25/07/2019
Responsible Officer:	Nick England
Land to be developed (Address):	Lot 29 DP 17125 , 14 Playfair Road NORTH CURL CURL NSW 2099

Reasons for referral

This application seeks consent for the following:

- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

Officer comments

The landscape component of the proposal is acceptable subject to the protection of existing vegetation proposed for retention and the completion of landscape works.

An Arboricultural Impact Assessment satisfying the DA Lodgement Requirements is provided for this application identifying and justifying proposed removal and retention of vegetation. Conditions of consent shall be imposed to ensure protection.

A Landscape Plan satisfying the DA Lodgement Requirements is provided for this application, and is subject to conditions of consent.

Council's Landscape section have assessed the application against the landscape controls of Warringah DCP 2011: D1 Landscaped Open Space and Bushland Setting, and E1 Preservation of Trees or Bushland Vegetation.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree protection

a) Existing trees and vegetation shall be retained and protected as follows:

- i) all trees and vegetation within the site including trees identified as 13, 14, 15, 16, 17 and 18, as indicated for retention in the Arboricultural Impact Assessment prepared by Plateau Tree Consulting dated 25/8/2018,
 - ii) all trees and vegetation located on adjoining properties,
 - iii) all road reserve trees and vegetation.
- b) Tree protection shall be generally undertaken as follows:
- i) all tree protection shall be in accordance with AS4970- 2009 Protection of Trees on Development Sites,
 - ii) removal of existing tree roots greater than 25mm is not permitted without consultation with a AQF Level 5 Arborist,
 - iii) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by AQF Level 5 Arborist,
 - iv) any tree roots exposed during excavation with a diameter greater than 25mm within the tree protection zone must be assessed by an AQF Level 5 Arborist. Details including photographic evidence of works undertaken shall be submitted to the Certifying Authority,
 - v) to minimise the impact on trees and vegetation to be retained and protected, no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained,
 - vi) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by a AQF Level 5 Project Arborist on site,
 - vii) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF Level 5 Arborist on site,
 - viii) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with a AQF Level 5 Arborist, including advice on root protection measures,
 - ix) should either or all of vi), vii) and viii) occur during site establishment and construction works, a AQF Level 5 Arborist shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority,
 - x) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained during the construction works, is to be undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of AS 4970-2009,
 - xi) tree pruning to enable construction shall not exceed 10% of any tree canopy, and shall be in accordance with AS4373-2009 Pruning of Amenity Trees.
- c) All protected trees are to be retained for the life of the development, or for their safe natural life. Trees that die or are approved for removal must be replaced with a locally native canopy tree.

Reason: to retain and protect significant planting on development and adjoining sites.

Tree removal

The following existing trees/palms impacted by development are granted approval for removal following assessment and recommendation in the Arboricultural Impact Assessment report:

palms 1 to 12 - *Archontophoenix cunninghamiana* (Bangalow Palm)

palms 19 and 20 - *Washingtonia robusta* (Washington Fan Palm)

tree 21 - *Melaleuca viminalis* (Weeping Bottlebrush)

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Landscape works

Landscaping is to be implemented in accordance with the landscape documents L/01, L/02. and L/03,

prepared by Discount Landscape Plans, inclusive of the following requirements:

- i) a total of two (2) locally native canopy trees capable of attaining 8 metres in height at maturity are to be planted on the site, one in the front yard and one in the rear yard,
- i) all tree planting is to be installed at 75 litre container size,
- ii) all tree planting shall be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight, or where the proposed tree locations may otherwise be positioned to minimise any significant loss of views,
- iii) all tree planting shall have a minimum individual area of 3 metres x 3 metres of soil area, wholly contained within the site, and shall be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used.

Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved plan and inclusive of any conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity and soften the built form.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Environmental and priority weed control

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: preservation of environmental amenity.

Landscape maintenance

Any existing landscaping including trees required to be retained together with any additional landscaping required by this Consent is to be maintained for the life of the development.

A 12 month establishment period shall apply for all new landscaping. If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. All planting must be maintained for the life of the development, or for their safe useful life expectancy. Planting that may die or is approved for removal must be replaced.

Reason: to maintain local environmental amenity and ensure landscaping continues to soften the built form.