

Landscape Referral Response

Application Number:	DA2021/1533
Date:	09/09/2021
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot 170 DP 752038 , 13 Morgan Road BELROSE NSW 2085

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 development application is for construction of a new dwelling and associated works including landscape works.

The application is assessed by Landscape Referral against Warringah LEP 2000 including clause 63 Landscaped open space, and the B2 Oxford Falls Valley Locality Statement.

Key landscape characteristics are to be achieved by the development proposal, including: 'to be provided by the application including: enable the establishment of appropriate plantings to maintain and enhance the streetscape and the desired future character of the locality; and enable the establishment of appropriate plantings that are of a scale and density commensurate with the building height, bulk and scale; and enable the establishment of indigenous vegetation and habitat for native fauna. The B2 Oxford Falls Valley locality statement includes the requirements for the following landscape objective: the natural landscape including landforms and vegetation will be protected and, where possible, enhanced.

A Landscape Plan is provided and is generally acceptable subject to conditions to include indigenous vegetation and remove any potential self seeding species into adjoining bushland areas.

A arboricultural statement is provided to confirm that no trees were found on the site within 15 meters of any proposed works area, and as such no specific arboricultural issues are raised subject to general tree and vegetation protection measures.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and Vegetation Protection - General

a) Existing trees and vegetation shall be retained and protected, including:

- i) all trees and vegetation within the site, excluding exempt trees and vegetation under the relevant planning instruments of legislation,
- ii) all trees and vegetation located on adjoining properties,
- iii) all road reserve trees and vegetation.

b) Tree protection shall be undertaken as follows:

- i) tree protection shall be in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites, including the provision of temporary fencing to protect existing trees within 5 metres of development,
- ii) existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by an Arborist with minimum AQF Level 5 in arboriculture,
- iii) removal of existing tree roots at or >25mm (Ø) diameter is not permitted without consultation with an Arborist with minimum AQF Level 5 in arboriculture,
- iv) 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,
- v) structures are to bridge tree roots at or >25mm (Ø) diameter unless directed by an Arborist with minimum AQF Level 5 in arboriculture on site,
- vi) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with an Arborist with minimum AQF Level 5 in arboriculture including advice on root protection measures,
- vii) should either or all of v) or vi) occur during site establishment and construction works, an Arborist with minimum AQF Level 5 in arboriculture shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority.

c) Tree protection shall specifically be undertaken in accordance with the recommendations in the Arboricultural Statement prepared by Koala Arbor Consulting Arborists, including:

- i) 1.8m chain link fence to be position five meters off the northern property boundary with a sign saying TPZ.

The Certifying Authority must ensure that:

- d) The activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites, do not occur within the tree protection zone of any tree, and any temporary access to, or location of scaffolding within the tree protection zone of a protected tree, or any other tree to be retained on the site during the construction, is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of that standard.

Reason: Tree and vegetation protection.

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

Landscape Completion

Landscaping is to be implemented in accordance with the approved Hardscape Landscape Plan, Soft Landscape Plan and Details, inclusive of the following conditions:

- i) at least five (5) locally native trees are to be incorporated into the landscape scheme, as either additional planting, or in place of the nominated tree planting, to satisfy WLEP 2000 clause 63, and species shall be installed as a minimum planting size of 75 litres, and shall meet the requirements of Natspec - Specifying Trees,

- ii) all trees shall be planted into a prepared minimum planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established,
- iii) mass planting shall be installed at minimum 1 metre intervals for shrubs of a minimum 200mm container size at planting or as otherwise scheduled if greater in size, at 4 plants per metre square for groundcovers of a minimum 140mm container size at planting or as otherwise scheduled if greater in size, and shall be in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch,
- iv) the nominated *Rhapiolepis indica* species shall be deleted and replaced with a non self-seeding shrub of similar size and form.

Prior to the issue of an Occupation Certificate, details (from a landscape architect or landscape designer) shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.

Note: Please consider registering your new tree through the link below to be counted as part of the NSW State Governments 5 Million trees initiative

<https://5milliontrees.nsw.gov.au/>

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

Landscape Maintenance

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan and any conditions of consent.

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

Reason: To maintain local environmental amenity.