

## Landscape Referral Response

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|----------------------------------------|--------------------------------------------------------|
| <b>Application Number:</b>             | DA2020/0605                                            |
| <b>Date:</b>                           | 29/07/2020                                             |
| <b>Responsible Officer:</b>            | Adam Urbancic                                          |
| <b>Land to be developed (Address):</b> | Lot 4 DP 202494 , 8 Stinson Place FORESTVILLE NSW 2087 |

### 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 proposal is for alterations and additions to an existing dwelling, including a new driveway and double carport.

The application is assessed by Landscape Referral against Warringah Development Control Plan 2011, including but not limited to the following clauses:

- D1 Landscaped Open Space and Bushland Setting
- D2 Private Open Space
- D9 Building Bulk
- E1 Preservation of Trees or Bushland Vegetation

The site contains landscaped gardens. The development proposal impacts upon two trees: one mature Eucalyptus within the road verge and one Jacaranda located within the frontage of the site. The Jacaranda is an Exempt Species and does not require Council consent, but does require replacement under this development application.

A Arboricultural Impact Assessment is submitted with the application and recommends the removal of the Eucalyptus punctata street tree. Council's Senior Tree Management Officer - Public Trees, has assessed the condition and health of the tree and concurs with the recommendation for removal based on evidence of epicormic growth throughout the canopy in response to environmental damage or stress, as well as damage to road infrastructure. Removal is subject to street tree replacement with a suitable native tree species.

The proposal in term of landscape outcomes is acceptable, subject to completion of landscape works and the protection of existing trees and vegetation required to be retained.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

#### Tree removal within the property

This consent notes removal the following Exempt Species tree within the property (as recommended in the Arboricultural Impact Assessment):

- Species - Jacaranda
- Location - front setback
- Tree ID - 2 as identified in the Arboricultural Impact Assessment

Reason: to enable authorised building works.

Note: Any request to remove a tree approved for retention under the development application is subject to a Section 4.55 modification application, or an assessment by an Arborist with minimum AQF Level 5 in arboriculture that determines that the tree presents an imminent risk to life or property.

#### Tree removal within the road reserve

This consent approves removal of the following tree within the road reserve by the applicant, at their cost, to facilitate development (as recommended in the Arboricultural Impact Assessment):

- Species - Eucalyptus punctata
- Location - road verge as identified in the Arboricultural Impact Assessment
- Tree ID - 1 as identified in the Arboricultural Impact Assessment

Removal of the approved tree in the road reserve shall only be undertaken by a Council approved tree contractor. Details of currently approved tree contractors can be obtained from Northern Beaches Council's Trees Services Section prior to removal.

Reason: public liability.

### CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

#### Tree and vegetation protection

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 not approved for removal.

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), vi) and vii) 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,
- viii) 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 Australian Standard 4970-2009 Protection of Trees on Development Sites,
- ix) the activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites shall not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site
- x) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy, and shall be in accordance with Australian Standard 4373-2007 Pruning of Amenity Trees.
- xi) the tree protection measures specified in this clause must: i) be in place before work commences on the site, and ii) be maintained in good condition during the construction period, and iii) remain in place for the duration of the construction works.

c) Tree protection shall specifically be undertaken in accordance with the recommendations in the Arboricultural Impact Assessment prepared by Hugh The Arborist, as listed in the following sections:

- section 9 - Recommendations
- section 10 - Arboricultural Work Method Statement and Tree Protection Requirements
- section 11 - Hold Points

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.

Note: All street trees within the road verge and trees within private property are protected under Northern Beaches Council development control plans, except where Council's written consent for removal has been obtained. The felling, lopping, topping, ringbarking, or removal of any tree(s) is prohibited.

Reason: tree and vegetation protection.

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

### **Required tree planting**

Trees shall be planted in accordance with the following schedule:

- No. of trees - one (1)
- Species - native tree selected from the Northern Beaches Council's Tree Guide, to achieve a mature height of at least 6 metres
- Location - within the front setback
- Pot Size - 75 litre minimum

Tree planting shall be located within a 9m<sup>2</sup> deep soil area and be located a minimum of 3 metres from existing and proposed buildings, and shall be located to minimise significant impacts on neighbours in terms of blocking winter sunlight, or where the proposed tree location may impact upon significant views.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Occupation Certificate.

Reason: to maintain environmental amenity.

### **Street tree planting**

Street trees shall be planted in accordance with the following schedule:

- No. of trees - one (1)
- Species - *Melaleuca linariifolia* or *Melaleuca styphelioides*
- Location - within the road verge, south of the proposed driveway, at least 2m from the driveway edge, and planted centrally between kerb/road edge and boundary
- Pot Size - 75 litre minimum

All street trees shall meet the requirements of Natspec - Specifying Trees.

All street trees shall be planted into a prepared 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, and shall be located at least 2.0 metres from any structures including driveways, kerbs, and paths, and shall generally be centralised within the road verge.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Occupation Certificate.

Reason: to maintain environmental amenity.