

Landscape Referral Response

Application Number:	DA2025/0384
Date:	17/04/2025
Proposed Development:	Alterations and additions to a dwelling house including the subdivision of one lot into two and construction of a hardstand parking area and passing bay
Responsible Officer:	Brittany Harrison
Land to be developed (Address):	Lot B DP 409707 , 58 A Elimatta Road MONA VALE NSW 2103 Lot 8 DP 611691 , 56 Elimatta Road MONA VALE NSW 2103

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 proposed application is for Torrens Title subdivision of one lot into two including alterations and additions to an existing dwelling and driveway works. The proposed works under the development application includes: subdivision of existing one lot into two; a new hardstand parking area and passing bay; and services easement.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP controls (but not limited to): B2.2 Subdivision - Low Density Areas; B4.22 Preservation of Trees and Bushland Vegetation; C4.4 Subdivision - Public Roads, Footpath and Streetscape; C4.7 Subdivision - Amenity and Design; C4.8 Subdivision - Landscaping on the existing and proposed public road reserve frontage to subdivision lots.

Under C.7, a subdivision shall clearly demonstrate that a building envelope can be built on site that has regard for the following, including: retention of trees and bushland; vehicular access; and provision of services.

The Arboricultural Impact Assessment (AIA) is noted, and this considers the impacts of the proposed stormwater works within the services easement along the southern boundary of the proposed Lot 1 as well as impacts resulting from the proposed building envelope within the proposed Lot 1.

The Stormwater Plans are noted with connection of stormwater services to the existing infrastructure located within the road reserve verge. The road reserve verge supported two existing native trees in

close proximity to the existing stormwater infrastructure proposed for connection including tree 3 (*Eucalyptus botryoides*) and tree 4 (*Banksia serrata*). It is assumed the existing stormwater pipe within the road verge is to remain in place, otherwise any upgrading of this pipe will result in impacts to the existing street trees and impacts to the existing trees are not supported.

Three existing trees identified as tree 1 (*Magnolia grandiflora*), tree 2 (*Lagerstoemia indica*) and tree 20 (*Acer palmatum*) are proposed to be removed for the subdivision works (hardstand parking area and services easement) and no concerns are raised. It is noted that tree 2 is an exempt species.

In consideration of the overall subdivision landscape character should the application be approved, we note that the footprint location over proposed Lot 1 impacts upon existing trees and in principle should the indicative building footprint continue into a separate development application a total of three A1 significance rated trees and two A2 significance rated trees will require removal. The landscape character of the property is able to be maintained with a total of five native A1 significance rated trees able to be preserved, and based on such retention of significant rated trees, and other tree replacement planting applicable to any separate development application, no concerns are raised with this subdivision application, subject to future considerations dependant on the final building footprint.

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

Project Arborist

A Project Arborist with minimum AQF Level 5 in arboriculture shall be engaged prior to any commencement of works on site to provide tree protection measures in accordance with AS4970-2009 Protection of trees on development sites, and any recommendations of an approved Arboricultural Impact Assessment.

The Project Arborist shall be in attendance and supervise all works as nominated in the Arboricultural Impact Assessment, and in particular:

a) excavation for the proposed stormwater connection within the road reserve shall be supervised and certified to ensure non-destructive methods (such as trenchless re lining) is utilised within the tree protection zone of existing trees identified in the Arboricultural Impact Assessment as tree 3 and tree 4 that are located within the road reserve, as referenced in sections 7, 8, 10, 11 and 12.

All tree protection measures specified must:

- b) be in place before work commences on the site, and
- c) be maintained in good condition during the construction period, and
- d) remain in place for the duration of the construction works.

The Project Arborist shall provide certification to the Certifier that all tree protection measures under AS4970-2009 have been satisfied, and the recommendations listed for the protection of the existing tree(s) have been carried out satisfactorily to ensure no impact to the health of the tree(s).

Photographic documentation of the condition of all trees to be retained shall be recorded, including at commencement, during the works and at completion.

Note:

Any potential impact to trees as assessed by the Project Arborist will require redesign of any approved component to ensure existing trees upon the subject site and adjoining properties are preserved and shall be the subject of a modification application where applicable.

Reason: Tree protection.

Tree Removal Within the Property

This consent approves the removal of existing trees on the subject site as identified in the Arboricultural Impact Assessment, and as listed below:

- a) tree numbers 1, 2 and 20.
- b) a qualified AQF level 5 Arborist shall identify these trees on site and tag or mark prior to removal.

Reason: To enable authorised development works.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of Existing Street Trees

All existing street trees in the vicinity of the works shall be retained during all construction stages, and the street tree(s) fronting the development site shall be protected by tree protection fencing in accordance with Section 4 of AS4970-2009 Protection of trees on development sites. As a minimum the tree protection fencing for street tree(s) fronting the development site shall consist of standard 2.4m panel length to four sides and in accordance with Australian Standard 4687-2007 Temporary Fencing and Hoardings, unless otherwise directed by an Arborist with minimum AQF Level 5 in arboriculture. All fencing shall be located to allow for unrestricted and safe pedestrian access upon the road verge.

All street trees within the road verge 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. No excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of street trees.

Reason: Street tree protection.

Tree and Vegetation Protection

- a) Existing trees and vegetation shall be retained and protected, including:
 - i) all trees within the site not approved for removal, including trees and vegetation nominated for retention on the approved Plans,
 - ii) all trees and vegetation located on adjoining properties,
 - iii) all trees and vegetation within the road reserve.
- b) Tree protection shall be undertaken as follows:
 - i) tree protection shall be in accordance with AS4970-2009 Protection of trees on development sites, and any recommendations of an approved Arboricultural Impact Assessment,
 - ii) existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by an Arborist/Project 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/Project 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/Project 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/Project 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/Project 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/Project Arborist to the Principal Certifier,
- 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 AS4970-2009 Protection of trees on development sites,
- ix) the activities listed in section 4.2 of AS4970-2009 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 AS4373-2007 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.

The Principal Certifier must ensure that:

- c) The arboricultural works listed in a) and b) are undertaken as complaint to AS4970-2009 Protection of trees on development sites, and any recommendations of an approved Arboricultural Impact Assessment and/or Project Arborist as applicable.

Reason: Tree and vegetation protection.