

## Landscape Referral Response

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| <b>Application Number:</b>             | DA2019/1310   |
| <b>Date:</b>                           | 19/02/2020  |
| <b>Responsible Officer:</b>            | Jordan Davies   |
| <b>Land to be developed (Address):</b> | Lot C DP 302957 , 107 Griffiths Street BALGOWLAH NSW 2093 |

### 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

Mature palm trees are required to be removed from the site to accommodate the proposed development.

Little opportunity is available for replacement planting of large trees, however it is recommended that 3 trees more suited to the size of the landscape areas be incorporate in the development. Two trees are recommended for Lot 1 (one each front and rear yard) and, due to the area taken up by the carports, only one tree can be accommodated in Lot 2. (rear yard).

The elevation to Condamine street presents masonry walls and timber fence with no opportunity to screen the building and fences from the street as minimal setback is proposed, accommodating access path only.

The represents a significant change to the existing streetscape presentation which provides a dense hedge planting to the street.

In view of the inability of the development to provide for softening to Condamine Street, the only additional planting that can be accommodated with the provision of one additional street tree in the road verge, which is included in recommended conditions.

Conditions have been included as below if the proposal is to be approved.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

#### Heritage Listed Trees

- a) Street trees in Condamine Street and Griffiths Street are Heritage Listed Trees under Manly LEP. All heritage listed trees are to be protected from damage during construction.
- b) Details of the method of protection of the trees must be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.
- c) Annotated photographs of the trees, with particular emphasis on the lower part of the trees, must be submitted to Council and the Certifying Authority prior to the commencement of any building work.

Reason: To ensure appropriate tree protection measures are adopted to preserve significant community assets.

#### Tree Protection Plan

In order to protect and enhance onsite vegetation and trees the following applies to the development site:

(a) A Tree Protection Plan prepared by a AQF Level 5 Arborist (or equivalent) showing the following:

- Layout of the approved development
- Location of trees identified for retention
- Extent of canopy spread
- Location of tree protection fencing / barriers (fencing in accordance with AS2470 – 2009)
- General tree protection measures and inspection hold points

(b) The Tree Protection Plan is to be submitted to the Principal Certifying Authority for approval prior to issue of a Construction Certificate.

(c) Tree protection measures identified on the plan are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.

### CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

#### Tree trunk, root and branch protection

- (a) Existing trees which must be retained
  - i) All trees not indicated for removal on the approved plans, unless exempt under relevant planning instruments or legislation
  - ii) Trees located on adjoining land
  - iii) All street trees
- (b) Tree protection
  - i) No tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by the Project Arborist on site.
  - ii) All structures are to bridge tree roots greater than 25mm diameter unless directed

otherwise by the Project Arborist on site.

iii) All tree protection to be in accordance with the approved Tree Protection Plan and AS4970-2009 Protection of trees on

development sites, with particular reference to Section 4 Tree Protection Measures.

iv) All tree pruning within the subject site is to be in accordance with relevant planning controls and AS 4373 Pruning of amenity trees

v) All tree protection measures, including fencing, are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.

### **Project Arborist**

i) A Project Arborist with minimum qualification AQF Level 5 is to be appointed prior to commencement of works.

ii) The Project Arborist is to oversee all tree protection measures, removals and works adjacent to protected trees as outlined in the approved Tree Protection Plan and AS4970-2009 Protection of trees on development sites.

iii) The Project Arborist is to ensure compliance as relevant with any other environmental requirements conditioned under this consent.

Reason: to ensure protection of vegetation, including heritage listed trees, proposed for retention on and adjacent to the site.

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

### **Landscape completion certification**

a) 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 landscape plan and inclusive of any conditions of consent.

b) 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 established and maintained in accordance with the approved landscape plan.

Reason: To ensure that the landscape treatments are installed to provide landscape amenity.

### **Condition of retained vegetation**

Prior to the issue of an Occupation Certificate, a report prepared by the Project Arborist shall be submitted to the Certifying Authority, assessing the health and impact of trees and vegetation required to be retained as a result of the proposed development, including the following information:

- a) Compliance to Arborist recommendations for tree protection and excavation works.
- b) Extent of damage sustained by vegetation as a result of the construction works.
- c) Any subsequent remedial works required to ensure the long term retention of the vegetation.

Reason: To ensure compliance with the requirement to retain and protect significant planting on development sites.

### **Required Planting**

a) Trees shall be planted in accordance with the following schedule:

| Minimum No. of Trees Required. | Species   | Location  | Minimum Pot Size |
|--------------------------------|---|---|------------------|
| 2                              | Trees capable of attaining a minimum height of 6 metres at maturity | 1 x front yard and 1 x rear yard of Lot 1, within garden beds.                            | 75 litre         |
| 1                              | Tree capable of attaining a minimum height of 6 metres at maturity  | Rear yard of Lot 2, within garden beds  | 75 litre         |
| 1 street tree                  | <i>Lophostemon conferta</i> (Brushbox Tree)                         | Condamine Street road reserve forward of the property, midway between the existing trees. | 75 litre         |

b) All street trees shall be planted into a prepared planting hole a minimum of 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, and mulched to 75mm depth minimum, watered and maintained to ensure establishment

c) Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To maintain environmental amenity.

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

#### Undesirable Trees

Leighton Green Cypress Cupressocyparis leylandii or any of its cultivars, must not be planted on the site for the life of the development. In the event of any inconsistency between this condition and the development application documents, this condition will prevail to the extent of the inconsistency.

Reason: To reduce the potential for adverse amenity effects such as overshadowing, loss of views, and loss of plant diversity.

#### Landscape maintenance

i) Trees shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilized as required at the time of planting.

ii) 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.

Reason: To maintain local environmental amenity.