

## Landscape Referral Response

Application Number:	Mod2018/0547
Date:	21/12/2018
Responsible Officer:	Claire Ryan
Land to be developed (Address):	Lot 5 DP 8075 , 82 - 84 Bower Street MANLY NSW 2095

### 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 application indicates that 1 x *Ficus benjamina* (Weeping Fig) is proposed for removal as it is now listed as an exempt species. Manly DCP has been amended since the previous approval which required retention of the tree. *F. benjamina* was not an exempt species at that stage.

The site is not a heritage item nor in a heritage conservation area, which would remove the exemption.

As Council has now declared the tree to be a species not requiring Council approval to remove, removal of the tree is not opposed.

It is noted that the amended Landscape Plan indicates planting of 3 x *Acmena smithii* and 1 x *Glochidion ferdinandi* on the site. These native trees grow to a size that will replace the canopy of the *F. benjamina* be removed. However it is noted that the Landscape Plan indicates pot size at planting of 300mm. In view of the size of the tree to be removed, it is recommended that semi mature sized trees be planted to help mitigate the canopy loss more quickly. It is recommended that the replacement trees be minimum pot size of 75 litre at planting.

No objections subject to additional conditions as recommended

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Refusal comments

### Recommended Landscape Conditions:

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

### Landscape completion certification

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, including required tree planting.

Reason: Landscape amenity

### Required Planting

Trees shall be planted in accordance with the following schedule:

No. of Trees Required.	Species	Location	Minimum Pot Size
3	<i>Acmena smithii</i>	As indicated on the Landscape Plan	75 litre
1	<i>Glochidion ferdinandi</i>	As indicated on the Landscape Plan	75 litre

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

### 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.