

Landscape Referral Response

Application Number:	DA2020/0250
Date:	20/03/2020
Responsible Officer:	Ashley Warnest
Land to be developed (Address):	Lot 110 DP 4889 , 9 Salisbury Square SEAFORTH NSW 2092

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 is for the construction of a carport and front fence to the frontage.

Council's Landscape section have assessed the application against the landscape controls of Manly DCP 2013, section 3: General Principles of Development, and section 4: Development Controls and Development Types, and specific clauses: 3.3.1 Landscaping Design; 3.3.2 Preservation of Trees or Bushland Vegetation; and 4.1.5 Open Space and Landscaping.

Within the site, the frontage contains an existing Jacaranda tree and hedged shrub planting around the perimeter, and as such the landscape outcome satisfies Manly DCP landscape controls. A small immature street tree (not surveyed) exists within the road verge.

The existing front low wall is to be demolished and replaced with a fence proposed to be ranging in height from 1.4 to 2.0 metres, contrary to the Manly DCP, and contrary to the majority of fence height existing along the streetscape. The Manly DCP permits fencing between the front street boundary and the building are to be no more than 1 metre high above ground level at any point, with exceptions in relation to open/transparent fences with a height increase to 1.5 metres where at least 30 percent of the fence is open/transparent for at least that part of the fence higher than 1 metre. A condition of consent shall be imposed to ensure compliance with the Manly DCP control.

The proposed carport and storage structure will impact upon existing shrub hedges planted within No. 9 and will require pruning of the existing Cheese Tree within No. 7. No Landscape Plan nor Arboricultural Report has been provided with the application. Existing hedges are shown on the architectural plans as retained. Conditions of consent shall be imposed to ensure protection of existing trees and vegetation during construction activity within the site, and to adjoining properties, and in order to satisfy the privacy objectives of clause 3.4 Amenity, existing shrub hedge planting is required to be retained and replaced if damaged during construction activity.

The landscape component of the proposal is acceptable subject to protection of existing trees and vegetation, and subject to replacement of any shrub hedge damaged or removed during the works.

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

Amended Plans

The front fencing shall be no more than 1 metre high above ground level at any point, with exceptions in relation to open/transparent fences with a height increase to 1.5 metres where at least 30 percent of the fence is open/transparent for at least that part of the fence higher than 1 metre.

Reason: to satisfy the Manly DCP fence control and to relate to the existing fencing pattern in the streetscape.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree protection measures

A qualified AQF Level 5 Arborist shall be engaged prior to the commencement of works to supervise and approve any construction activity within the tree protection zone of the existing tree located within the neighbouring property at No. 7, in close proximity to the proposed carport and storage structure, including:

i) tree pruning to enable construction shall not exceed 10% of any tree canopy, and shall be in accordance with AS4373-2009 Pruning of Amenity Trees.

Any additional pruning is subject to written owners consent from the property owner at No. 7, who may or may not provide consent.

The Principal Certifying Authority or the Arborist must ensure that:

i) the activities listed in section 4.2 of AS4970- 2009 Protection of Trees on Development Sites, do not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site, and
ii) 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. A separate permit or development consent may be required if the branches or roots of a protected tree on the site or on an adjoining site are required to be pruned or removed.

Reason: to ensure tree protection is provided and maintained.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and vegetation protection

a) Existing trees and vegetation, including hedges, shall be retained as identified on the architectural plan A02 prepared by Scope Architects, including:
i) all trees and vegetation within the site not approved for removal, excluding exempt 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 generally undertaken as follows:

- i) all tree protection shall be in accordance with AS4970- 2009 Protection of Trees on Development Sites including tree protection fencing around the existing small street tree,
- ii) removal of existing tree roots greater than 25mm is not permitted without consultation with a qualified AQF minimum Level 5 Arborist,
- iii) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by a qualified AQF minimum Level 5 Arborist,
- iv) any tree roots exposed during excavation with a diameter greater than 25mm within the tree protection zone must be assessed by a qualified AQF minimum Level 5 Arborist. Details including photographic evidence of works undertaken shall be submitted to the Certifying Authority,
- v) to minimise the impact on trees and vegetation to be retained and protected, 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,
- vi) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by a qualified AQF minimum Level 5 Arborist on site,
- vii) all structures are to bridge tree roots greater than 25mm diameter unless directed by a qualified AQF minimum Level 5 Arborist on site,
- viii) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with a a qualified AQF minimum Level 5 Arborist, including advice on root protection measures,
- ix) should either or all of vi), vii) and viii) occur during site establishment and construction works, a qualified AQF minimum Level 5 Arborist shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority,
- x) 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 AS 4970-2009,
- xi) tree pruning to enable construction shall not exceed 10% of any tree canopy, and shall be in accordance with AS4373-2009 Pruning of Amenity Trees.

c) All protected trees under a)i are to be retained for the life of the development, or for their safe natural life. Trees that die or are removed by approval must be replaced with a locally native canopy tree.

d) existing shrub hedges damaged or removed as part of the development works shall be replaced with like for like species.

Reason: to retain and protect significant planting on development and adjoining sites..