

Landscape Referral Response

Application Number:	DA2022/0005
Date:	07/03/2022
Responsible Officer:	Nick England
Land to be developed (Address):	Lot 7 DP 2610 , 21 Moore Street CLONTARF 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

The development application is for alterations and additions to an existing dwelling and a new swimming pool.

Council's Landscape Referral section have considered the application against the Manly Local Environment Plan, and the following Manly DCP 2013 controls (but not limited to):

- 3.3.1 Landscaping Design
- 3.3.2 Preservation of Trees or Bushland Vegetation
- 4.1.5 Open Space and Landscaping, including 4.1.5.2 (c) Minimum Tree Plantings where applicable
- 4.1.9 Swimming Pools, Spas and Water Features

The existing property contains existing shrub hedging to the front boundary, and extensive established and managed small trees and shrub planting to the rear of the property. The existing vegetation within the rear and front are proposed for removal. No prescribed trees (ie. protected under the DCP and requiring Council consent ie. trees 5 metres and over are present). Adjoining properties do not contain any prescribed trees and instead established garden planting occurs and standard conditions shall be imposed for protection should the application be approved.

The Statement of Environmental Effects notes that the external works includes: new entry gates to the front courtyard, new landscaping to front courtyard, demolish the existing swimming pool and rear terrace and construct a new concrete pool within levelled lawn area at the rear of the site with timber pool deck, new side (west) retaining walls, and new rear retaining wall to facilitate levelling of rear yard with dense planting of Olive trees along rear boundary.

Existing ground levels are raised and supported by retaining walling and fencing, and thus the proposed rear of the property including swimming pool and surrounds, with raised ground levels, may present privacy issues to adjoining properties and this matter shall be determined by the assessing planning officer. It appears from the sectional information on DA drawing number DA-17 that the rear boundary existing ground levels are raised more than as listed under DCP control 4.4.5.3 Filling a) Filling must not exceed 1m above natural ground level.

The Landscape Plan submitted includes hedge planting to the rear of the property replacing the existing vegetation required for removal, and additionally provides garden planting elsewhere. The proposed hedge planting along the rear is selected as European Olive species. This species is listed in Council's Exempt Species list however under this development application it is assessed as providing an appropriate landscape outcome and thus the Exempt Species provision for any future removal will not be applicable as the landscape design intent shall be preserved, and any future request will require a modification application. Under DCP control 4.1.5 Open Space and Landscaping, subsection 4.1.5.2 (c) Minimum Tree Plantings: Figure 37 - Minimum Number of Native Trees Required, one native tree shall be required for installation within the property, and a condition of consent shall be imposed should the application be approved.

Subject to approval from the assessing planning officer, should the application be approved, and as no objections are raised to the Landscape Plan with conditions, Landscape Referral provide conditions of consent.

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 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 not impacted by works,
- ii) all trees and vegetation located on adjoining properties,
- iii) all road reserve trees and vegetation.

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) or vi) 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) 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, and should additional pruning be required an application to Council's Tree Services shall be submitted for approval or otherwise.

The Certifying Authority must ensure that:

c) 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

Landscape Completion

Landscaping is to be implemented in accordance with the approved Landscape Plan, and inclusive of the following conditions:

- i) one native tree capable of attaining at least 6 metres in height at maturity shall be planted within the property to either the front or rear, and shall be selected from Northern Beaches Council's Native Plant Species Guide - Manly Ward, or the Tree Guide, and the following trees are suggested for consideration: Blueberry Ash - *Elaeocarpus reticulatus*; Saw-tooth Banksia - *Banksia serrata*; Magenta Lilly Pilly - *Syzygium paniculatum*; Golden Penda - *Xanthostemon chrysanthus*; Weeping Lillypilly - *Waterhousia floribunda*, and 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 3.0 metres from buildings, and at least 1.5 metres from common boundaries, and located either within garden bed or within a prepared bed within lawn,
- ii) all tree planting listed above in item i) and the proposed *Olea* shall be a minimum planting size of 75 litres, and shall meet the requirements of Natspec - Specifying Trees,
- iii) mass planting to the front, central and rear gardens as shown shall include shrub planting at minimum 1 metre intervals and a minimum 200mm container size at planting or as otherwise scheduled if greater in size, and all other plants at 4 plants per metre square at a minimum 140mm container size at planting or as otherwise scheduled if greater in size, and shall be in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch,
- iv) all proposed tree planting shall be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight to living rooms, private open space and where the proposed location of trees may otherwise be positioned to minimise any significant loss of views from neighbouring and nearby dwellings and from public spaces.

Prior to the issue of an Occupation Certificate, details (from a landscape architect or landscape designer) shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.

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

Landscape Maintenance

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

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 and any conditions of consent.

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: To maintain local environmental amenity.