

Landscape Referral Response

Application Number:	DA2019/1178
Date:	27/11/2019
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 319 DP 4889 , 8 Battle Boulevard 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 proposal seeks to demolish the existing crossover and driveway over the road verge, construct a new garage with new crossover and driveway, and alter the existing dwelling house entry.

The landscape component of the proposal is acceptable subject to the protection of existing trees and vegetation, and the completion of landscaping.

The rock outcrops along the frontage shall be retained beyond the approved 6.0m width of the new driveway. To maximise the retention of the rock outcrops, the driveway side setout of 900mm shall commence from the south-east corner and then be a maximum of 6.0m along the front property boundary. Excavation for the existing rock outcrops shall be limited to the construction width of the new driveway.

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.

A Landscape Plan LP 1/1 is provided with the application indicating the retention of existing landscaping and illustrating the landscaped area calculation. Conditions of consent shall be applied to ensure that any existing landscaping damaged during construction is replaced. Additionally, as replacement for existing vegetation removed, a native canopy tree shall be installed to the frontage of the site to soften the built form.

A Arboricultural Impact Assessment report is provided that satisfies the DA Lodgement Requirements, and the recommendations are accepted for removal of existing vegetation.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

Required canopy tree planting

Details are to be provided of the existing or proposed native trees for the site which are typically expected to reach a height at maturity of 10 metres, to bring the proposal into compliance with Figure 37 of the Manly Development Control Plan 2013.

Details of new planting are to include appropriate siting and pot size (minimum of 75 litres) in accordance with the Manly DCP, clause 3.3.1 Landscape Design, including positioning trees in locations that minimise impacts on neighbours in terms of blocking winter sunlight or otherwise positioned to minimise significant loss of views, and Schedule 4, Part B, Native Tree Selection.

Details are to be submitted with the Construction Certificate to the satisfaction of the Certifying Authority.

Reason: this is to ensure the planting of endemic trees back onto the site.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and vegetation protection

a) Existing trees and vegetation shall be retained and protected as follows:

- i) all trees and vegetation within the site, nominated on the plans for retention, excluding exempt trees under the relevant planning instruments of legislation,
- ii) all other 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, with particular reference to Section 4,
- ii) removal of existing tree roots greater than 25mm is not permitted without consultation with a AQF Level 5 Arborist,
- iii) any tree roots exposed during excavation with a diameter greater than 25mm within the tree protection zone must be assessed by an Arborist. Details including photographic evidence of works undertaken shall be submitted by an AQF Level 5 Arborist to the Certifying Authority,
- iv) 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,
- v) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by a Project Arborist on site,
- vi) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF Level 5 Arborist on site,
- vii) excavation for stormwater lines is not permitted within the tree protection zone, without consultation with a AQF Level 5 Arborist,
- viii) should either or all of v) vi) and vii) occur during site establishment and construction works, a AQF 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,

ix) 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.

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

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

Landscape works

Landscaping is to be implemented in accordance with the indicative landscaping as shown on the Ground Floor Plan DA-07, prepared by HR Building Design, and inclusive of the following requirement:

- 1 x native tree planting within the frontage of the site,
- new landscape areas are to be mass planted with shrubs installed no more than 1m apart and groundcovers installed no more than 500mm apart,
- any existing vegetation damaged shall be replaced like for like with a similar species.

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 plans, and any relevant condition of consent.

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

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

Landscape maintenance

Any existing landscaping including trees required to be retained together with any additional landscaping required by this consent is to be maintained for the life of the development.

A 12 month establishment period shall apply for all new landscaping. If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. All planting must be maintained for the life of the development, or for their safe useful life expectancy. Planting that may die or is approved for removal must be replaced.

Reason: to maintain local environmental amenity and ensure landscaping continues to soften the built form.