



Landscape Referral Response

Application Number:	DA2020/0121
Date:	28/02/2020
Responsible Officer:	Thomas Burns
Land to be developed (Address):	Lot 2 DP 1134642 , 1 Kangaroo 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

No landscape issues are raised with the proposed reinstatement/reconstruction of the impact damaged front retaining wall at this property, subject to protection of existing vegetation in close proximity to the works.

Council's Landscape section have assessed the application against the landscape controls of Manly DCP2013, section 3: General Principles of Development, and section 4: Development Controls and Development Types, and specifically: 3.3.1 Landscaping Design; 3.3.2 Preservation of Trees or Bushland Vegetation; and 4.1.5 Open Space and Landscaping.

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

Protection of existing vegetation

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

- i) all vegetation within the site not approved for removal, excluding exempt trees and vegetation under the relevant planning instruments or legislation,
- ii) all vegetation located on adjoining properties,
- iv) all road reserve vegetation.

b) Vegetation protection shall be generally undertaken as follows:

- i) all vegetation protection shall be in accordance with AS4970- 2009 Protection of Trees on Development Sites,
- ii) removal of existing vegetation roots greater than 25mm is not permitted without consultation with a

AQF Level 5 Arborist,

- iii) existing ground levels shall remain under the protection zone of vegetation to be retained, unless authorised by AQF Level 5 Arborist,
- iv) any vegetation roots exposed during excavation with a diameter greater than 25mm within the vegetation 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,
- v) to minimise the impact on 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 vegetation required to be retained,
- vi) no vegetation roots greater than 25mm diameter are to be cut from protected vegetation unless authorised by a Project Arborist on site,
- vii) all structures are to bridge vegetation roots greater than 25mm diameter unless directed by a AQF Level 5 Arborist on site,
- viii) excavation for utility lines is not permitted within the vegetation protection zone, without consultation with a AQF Level 5 Arborist, to provide for root protection measures,
- ix) should either or all of vi), vii) and viii) occur during site establishment and construction works, a AQF Level 5 Arborist shall provide recommendations for vegetation 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 vegetation protection zone of protected vegetation 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,

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