

Landscape Referral Response

Application Number:	Mod2020/0655
Date:	15/02/2021
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot 2 DP 589654 , 197 Sydney Road FAIRLIGHT NSW 2094 Lot 87 DP 1729 , 195 Sydney Road FAIRLIGHT NSW 2094

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 modification application includes design refinements and reflects Council's conditions of consent under DA2018/1708, and in terms of this Landscape Referral, amendments to the frontage following the removal of the cafe and additional fire stairs. As a result of this modification, additional landscape area is provided.

The additional landscape area including terrace walling is noted within the frontage as shown on the Section 4.55 landscape documents L000, L100, L101, L102, L103, and L104, all issue C, as prepared by Sydney Design Collective. The Section 4.55 landscape documents indicate mass planting to the front setback, and as with the development application documents, amended landscape plans shall be provided prior to the issue of a Construction Certificate and detail design is to be approved to satisfy the requirements of Landscape Plans as outlined in Council's DA Lodgement requirements.

Condition 17 of DA2018/1708 shall be amended under the modification application. DA2018/1708 conditions 18, 41, and 57 remain unchanged.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Amended Landscape Plans

Development Consent DA2018/1708 condition 17. Amended Landscape Plans, shall be amended by the modification application to read as follows:

Amended Landscape Plans shall be submitted to the Certifying Authority and to the Council for approval indicating the following alterations on the submitted Landscape Plans:

- a) Generally, landscape plans are to be documented to satisfy the DA Lodgement requirements.
- b) Along the side boundary setback, the landscape plans shall be amended as follows:
 - i) the side boundary paths are to be aligned against the building, with the maximum 1200mm width,
 - ii) continuous deep planters to approximately 1 metre depth are to be provided to support small tree planting growth, with tree planting to be generally set 3 metres apart, except where change in levels require planter walling stepping. For such situations tree planting shall be set 2 metres from the step down wall (ie. 4 metres apart),
 - iii) a minimum internal planter walling width of 1.4 metres is to be provided to provide sufficient soil area and soil volume,
 - iv) tree planting species shall achieve a height of 6 metres at maturity, with trees selected for their dense canopy, including *Elaeocarpus*, *Syzygium*, *Acmena*, *Banksia*, and *Glochidion*,
 - v) all tree planting is to be installed at 100 litre container size,
 - vi) all tree planting shall comply with 3.3.1 Landscaping Design, section b) item iii) where trees should be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight as described in the clause, or where the proposed tree locations may otherwise be positioned to minimise any significant loss of views,
 - vii) side boundary planters shall include only tree and groundcovers to ensure soil volume availability is maximised for tree root growth,
 - viii) dripline irrigation is to be provided to the planters for planting establishment and to control root distribution.
- c) The Level 01 podium fronting Sydney Road shall be landscaped as follows:
 - i) deep soil planters approximately 1 metre depth, are to provide landscaping across the frontage to accommodate small tree planting to achieve 5-6 metres at maturity and inclusive of understorey planting,
 - ii) at least 5 small trees shall be provided,
 - iii) all tree planting is to be installed at 100 litre container size,
 - iv) all tree planting shall comply with 3.3.1 Landscaping Design, section b) item iii) where trees should be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight as described in the clause, or where the proposed tree locations may otherwise be positioned to minimise any significant loss of views,
 - v) planter widths shall be a minimum of 1.4 metres,
 - vi) dripline irrigation is to be provided to the planters for planting establishment and to control root distribution.
- d) The front setback shall be landscaped to support tree canopy planting and mixed understorey planting.
 - i) at least 4 small trees shall be provided, equally spaced along the landscape area, installed at 100 litre container size,
 - ii) all mixed understorey planting shall be planted at minimum 900mm centres for shrubs and 500mm centres for all other groundcovers and accent planting, and shrub planting shall be installed at a minimum 200mm container size.
- e) Street tree planting, replacing the existing poor specimen, shall be provided in accordance with the Manly Council Street Tree Masterplan 2015, consisting of:
 - i) 1 x *Buckinghamiana celsissima*, planted at 200 litre container size,
 - ii) tree pit excavation 1m x 1m x 700mm depth, excavated to loosen all compacted sides of the tree pit, and backfilled with sandy loam soil mix,
 - iii) surface finish consisting of dark gray coloured porous paving,
 - iv) timber tree guard 1m x 1m square, with 50x50x1800 posts and 30x70 top and mid rail,
 - v) all street tree works are subject to Council inspections and approvals,
 - vi) a 12 month establishment period shall apply for the street tree planting works. Any tree failure is to be replaced within this period.

Reason: To provide consistency with the landscape character of the local area.