

Landscape Referral Response

Application Number:	DA2018/1459
Date:	18/12/2018
Responsible Officer:	Benjamin Price
Land to be developed (Address):	Lot 64 DP 7532 , 10 Linkmead Avenue 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 landscape component of the proposal is acceptable subject to the completion of landscaping as conditioned and the protection of existing trees and vegetation as recommended in the Arboricultural Impact Assessment.

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.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Project Arborist

- i) a Project Arborist with minimum qualification AQF Level 5 is to be appointed prior to commencement of works,
- ii) the Project Arborist is to oversee all tree protection measures and works adjacent to protected trees as outlined in the Arboricultural Impact Assessment, prepared by Urban Arbor, and dated 23 November 2018, and AS4970-2009 Protection of trees on development sites,
- iii) the Project Arborist shall be in attendance and supervise all works in the vicinity of T1 - Syzygium

paniculatum and T2 - Pittosporum undulatum, with specific attention to Section 8 - Assessment of Construction Impacts, and the recommendations for the new driveway to be an elevated structure, suspended on piers,

iv) the Project Arborist shall determine on-site the location of all piers, and shall provide details to the Certifying Authority including certification of compliance to this requirement,

v) the Project Arborist is to ensure compliance as relevant with any other environmental requirements conditioned under this consent.

Reason: to ensure protection of vegetation proposed for retention on the site.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and vegetation protection

A) Existing trees and vegetation shall be retained as follows:

i) all trees and vegetation within the site, nominated 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) Existing tree as nominated for removal (T4) is permitted based on the assessment of significance and the recommendations of the Arboricultural Impact Assessment, prepared by Urban Arbor, and dated 23 November 2018,

C) 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, and according to the Arboricultural Impact Assessment, inclusive of the recommendations in section 8. Assessment of Construction Impacts, section 11. Recommendations, section 12. Tree protection Requirements, and section 13. Construction Hold Points for Tree Protection,

ii) any tree roots exposed during excavation with a diameter greater than 25mm within the TPZ 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,

iii) 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,

iv) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorized by the Project Arborist on site,

v) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF Level 5 Arborist on site,

vi) should either or both iv) and v) occur during site establishment and construction works, a AQF Level 5 Arborist shall provide recommendations for tree protection measures provided. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority.

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 installed along the pool extent to soil pocket areas below the swimming pool, to incorporate at least seven (7) equally spaced locally native tall shrubs to attain a height of 3-4 metres at maturity, planted at a minimum of 200mm pot size.

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 conditions of consent.

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

Condition of retained vegetation

Prior to the issue of an Occupation Certificate, a report prepared by an AQF Level 5 Arborist (or equivalent), shall be submitted to the Certifying Authority, assessing the health and impact of trees and vegetation required to be retained (T1, T2, and T3) as a result of the proposed development, including the following information:

- a) Compliance to Arborist recommendations for tree protection and excavation works.
- b) Extent of damage sustained by vegetation as a result of the construction works.
- c) Any subsequent remedial works required to ensure the long term retention of the vegetation.

Reason: to ensure compliance with the requirement to retain and protect significant planting on development sites.

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

Landscape maintenance

All landscape components are to be maintained for the life of the development. A maintenance program is to be established. If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components and species to maintain the landscape theme.

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

Environmental and priority weed control

All weeds are to be removed and controlled in accordance with the Biodiversity Conservation Act 2016.

Reason: preservation of environmental amenity.