

## Landscape Referral Response

<b>Application Number:</b>	DA2019/0344
<b>Date:</b>	19/06/2019
<b>Responsible Officer:</b>	Benjamin Price
<b>Land to be developed (Address):</b>	Lot 130 DP 11162 , 15 Alto Avenue 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 landscape component of the subdivision proposal is acceptable subject to the protection of existing trees and vegetation, and the completion of street tree planting.

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, including 4.1.1.2 Residential Land Subdivision, and 4.4.8 Subdivision.

The subdivision proposal includes an indicative building layout contained east of the drainage easement, and this does not impact upon the existing trees located in the Alto Avenue frontage between the boundary and the drainage easement. The existing driveway is proposed to be retained and utilised for the subdivision Lot.

The Construction Impact & Management Statement report reviewing impacts to existing trees, as prepared by Growing My Way, is based on a previous indicative building layout and driveway location, and provides recommendations for tree removal which are now unassociated with the current scheme. The current subdivision plans with indicative building layout contained east of the drainage easement, permits the retention of all existing trees and vegetation on site. All trees and vegetation outside of the indicative building layout are to be retained, and are subject to conditions.

Street tree planting to satisfy 3.3.3 Footpath Tree Planting is required as part of the subdivision, as conditioned.

Housing development on the subdivision lot, subject to a future development application, shall include setback provisions that enhance planting within deep soil zones, including native tree planting.

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Refusal comments

## 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 as follows:

- i) all trees and vegetation within the site, identified in the Construction Impact & Management Statement report prepared by Growing My Way, including T1 - Red Bloodwood, T3 - Gordonia, T4 - Sydney Peppermint, T5 - Red Bloodwood and T7 - Port Wine Magnolia, excluding exempt trees under the relevant planning instruments or legislation,
- ii) all trees and vegetation located on adjoining properties, including T6 - Broad Leaf Paperbark
- iv) 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,
- ii) removal of existing tree roots greater than 25mm is not permitted without consultation with a AQF Level 5 Arborist,
- iii) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by AQF Level 5 Arborist,
- iv) 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,
- v) 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,
- vi) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by a Project Arborist on site,
- vii) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF Level 5 Arborist on site,
- viii) excavation for stormwater and all other utility lines is not permitted within the tree 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 tree 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 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 AS 4970-2009,
- xi) 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.

c) All protected trees are to be retained for the life of the development, or for their safe useful life expectancy. Trees that die or are removed by approval must be replaced with a locally native canopy tree.

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

## OCCUPATION CERTIFICATE

### **Condition of retained vegetation**

Prior to the issue of an Subdivision Certificate, a report prepared by an AQF Level 5 Arborist, shall be submitted to the Certifying Authority, assessing the health and impact of trees and vegetation required to be retained as a result of the proposed subdivision works, including the following information:

- i) compliance to Arborist recommendations for tree protection and excavation works.
- ii) extent of damage sustained by vegetation as a result of the construction works.
- iii) any subsequent remedial works required to ensure the long term retention of the vegetation.

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

### **Street tree planting**

Street tree shall be planted consistent with the Manly Council Street Tree Masterplan 2015 in accordance with the following schedule:

- One (1) *Callistemon viminalis*, planted centrally within the road verge fronting No. 15 Alto Avenue, installed at a minimum 75 litre container, surrounded by a tree guard with 4 posts (50x50x1800) and top and mid rail (30x70).

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of Subdivision Certificate.

Reason: to enhance environmental and streetscape amenity.