

## Landscape Referral Response

<b>Application Number:</b>	DA2019/0113
<b>Date:</b>	01/04/2019
<b>Responsible Officer:</b>	Rhiannon McLardy
<b>Land to be developed (Address):</b>	Lot 2 DP 1229415 , 19 Mildred Avenue MANLY VALE 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 DA is considered acceptable with regard to the relevant controls relating to landscape issues, subject to conditions.

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Refusal comments

### Recommended Landscape Conditions:

#### CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

#### Tree protection

- (a) Existing trees which must be retained
  - i) All trees not indicated for removal on the approved plans, unless exempt under relevant planning instruments or legislation
  - ii) Trees located on adjoining land
- (b) Tree protection
  - i) No tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by a qualified Arborist on site.
  - ii) All structures are to bridge tree roots greater than 25mm diameter unless directed otherwise by a qualified Arborist on site.
  - iii) All tree protection to be in accordance with AS4970-2009 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures.

- iv) All tree pruning within the subject site is to be in accordance with WDCP2011 Clause E1 Private Property Tree Management and AS 4373 Pruning of amenity trees
- v) All tree protection measures, including fencing, are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.

#### Tree removal within the road reserve

i) This consent includes approval to remove the following trees located within the road reserve:

Species	Location	Tree Number
Callistemon viminalis sp.	Front verge of 19 Mildred Avenue, Manly Vale as indicated on Landscape plan prepared by Dapple Design drawing number LP 01, February 2019.	1
Callistemon viminalis sp.	Front verge of 19 Mildred Avenue, Manly Vale as indicated on Landscape Plan prepared by Dapple Design drawing number LP 01, February 2019.	2

ii) Removal of approved tree/s in the road reserve shall only be undertaken by a Council approved tree contractor.

iii) Details of currently approved tree contractors can be obtained from Northern Beaches Council (Central) Public Trees Section prior to removal.

Reason: Public liability

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

#### Landscape Maintenance

Evidence of an agreement for the maintenance of street tree planting for a period of twelve (12) months from the date of practical completion of the building is to be provided to the Principal Certifying Authority prior to issue of the final Occupation Certificate.

Reason: To ensure street tree planting will be appropriately maintained.

#### Required Planting

a) Street Tree planting

No. of Trees Required.	Species	Location	Pot Size
2	Tristaniopsis Laurina "Luscious"	Front verge of 19 Mildred Avenue, Manly Vale forward of the property as	25 Litre

		indicated on the Landscape Plan prepared by Dapple Design Drawing Number LP 01 dated February, 2019	
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- b) all street trees shall be planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, and mulched to a depth of 75mm minimum,
- c) all trees shall be located at least 2.0 metres away from any driveways and shall generally be centralised within the road verge,
- d) details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To maintain environmental amenity.