

## Landscape Referral Response

<b>Application Number:</b>	DA2021/0318
<b>Date:</b>	16/04/2021
<b>Responsible Officer:</b>	Penny Wood
<b>Land to be developed (Address):</b>	Lot 501 DP 736679 , 14 South Steyne 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

The development application is for alterations and additions to an existing commercial building listed as a local heritage item.

Council's Landscape Referral section have assessed the application against the Manly Local Environment Plan, and against the following landscape controls of Manly Development Control (but not limited to):

- section 3: General Principles of Development, including but not limited to clauses 3.3.1 Landscape Design, and 3.3.2 Preservation of Trees and Bushland Vegetation,
- section 4: Development Controls and Development Types, including but not limited to clauses 4.1.5 Open Space and Landscaping, and 4.4.5 Eathworks (Excavation and Filling) of particular reference to this application.

Additionally, the site frontage contains a street tree as part of the local heritage item i238 listing for street trees along Victoria Parade. Conditions of consent shall be imposed to protect this street tree and all street trees.

Landscape Referral raise no objections to the proposal.

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**

### Heritage Listed Trees

The site frontage contains / is adjacent to Heritage Listed trees as identified in the Local Environmental Plan. Heritage Listed Trees are to be protected from damage during demolition and construction.

a) The following Heritage Listed Trees are located within the vicinity of the approved works:

- i) Norfolk Island Pine fronting the site along Victoria Parade
- ii) multiple Norfolk Island Pines along Victoria Parade

All Heritage Listed trees along Victoria Parade are to be protected from damage from associated works as part of the development, including deliveries, construction activities and services trenching.

b) A Tree Protection Plan is to be prepared by an Arborist with minimum AQF Level 5 in arboriculture incorporating the following:

- i) annotated photographs of the tree(s) trunk, branches and any exposed roots prior to commencement of any works,
- ii) tree protection measures in accordance with AS4970-Protection of Trees on Development Sites.

As a minimum tree protection fencing for street tree(s) fronting the development site shall consist of standard 2.4m panel length to four sides, unless otherwise directed by an Arborist with minimum AQF Level 5 in arboriculture. The fencing shall remain in alignment for the duration of demolition and construction works and no encroachment within the fencing zone is permitted. All fencing shall be located to allow for unrestricted and safe pedestrian access upon the road verge.

Tree protection fencing shall be in accordance with Australian Standard 4687-2007 Temporary Fencing and Hoardings, and in accordance with Section 4 of Australian Standard 4970-2009 Protection of Trees on Development Sites.

Reason: Protection of significant community assets.

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

### **Condition of Retained Vegetation**

Prior to the issue of an Occupation Certificate, a report prepared by an Arborist with minimum AQF Level 5 in arboriculture shall be submitted to the Certifying Authority, assessing the health and impact on all existing trees required to be retained, including the following information:

- i) compliance to any Arborist recommendations for tree protection generally and during 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: Tree protection.