

Landscape Referral Response

Application Number:	DA2020/1425
Date:	21/01/2021
Responsible Officer:	Rebecca Englund
Land to be developed (Address):	Lot C DP 39108 , 1 Kenneth Road MANLY NSW 2095 Lot 3 DP 975160 , 265 Condamine Street 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

This application is for the demolition of existing buildings and structures, excavation for basement parking and the construction of a shop-top housing development.

Council's Landscape Referral section have considered the application against the following documents relevant to landscape assessment:

- Warringah DCP 2011
- State Environment Planning Policy No. 65 - Design Quality of Residential Apartment Development
- The Apartment Design Guide 2015

Landscape Plans are provided within the application and the works proposed include on-slab planters to the ground floor internal courtyard, and to the building facade facing Condamine St. At grade planting is proposed on the level 1 pedestrian and vehicle entry facing Kenneth St, alongside on-slab planters to internal courtyards and terraces facing the western boundary. On-slab planters have been proposed to level 2 terraces facing both the western boundary and internal courtyards, on level 3 facing Condamine St, and on level 4 facing both internal courtyards and Kenneth Rd.

The landscape component of the proposal is acceptable subject to the additional vegetative privacy screening on level 4 terraces facing Kenneth Rd.

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

On Slab Landscape Works

Details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate from a qualified Structural Engineer demonstrating that the structural slab is designed to support the approved landscape works (planters, drainage, soil and planting) as shown on the Architectural and Landscape Plans.

Landscape treatment details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed soil type, planting, automatic irrigation, services connections, and maintenance activity schedule.

The following soil depths are required to support landscaping as proposed:

- i)
300mm for lawn and groundcovers
- ii)
600mm for shrubs
- iii) 1m for small trees

Design certification shall be submitted to the Certifying Authority by a qualified Structural Engineer, that the planters are designed structurally to support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: to ensure appropriate soil depth for planting and secure waterproofing and drainage is installed.

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

Landscape completion

Landscaping is to be implemented in accordance with the approved Landscape Plan, inclusive of the following conditions:

- i) screen shrub/accent planting capable of attaining 1 metre at maturity shall be provided between apartments K11 and K12 on level 4 terraces facing Kenneth Rd, installed at at minimum 200mm pot container, and planted at 600mm spacing.

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 any conditions of consent.

Reason: environmental amenity.

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

Landscape maintenance

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan and any conditions of consent.

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: to maintain local environmental amenity.