

Landscape Referral Response

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| Application Number: | Mod2019/0023 |
| Date: | 12/02/2019 |
| Responsible Officer: | Adam Croft |
| Land to be developed (Address): | Lot 4 DP 65707 , 22 Wentworth Street MANLY NSW 2095 Lot 1 DP 72699 , 22 Wentworth Street MANLY NSW 2095 Lot 1 DP 72969 , 22 Wentworth Street MANLY NSW 2095 Lot 1 DP 979703 , 22 Wentworth Street 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 modification of Condition ANS32 of DA0253/2014 is approved with the following wording replacement:

DA wording ANS32 reads as follows:

That a suitably qualified arborist, minimum Level 5 AQF (Australian Qualification Framework), shall prepare a report to detail specific protection requirements and any methodologies required to be undertaken within the Tree Protection Zones and Structural Root Zones of existing trees on site, neighbouring properties and street trees to be retained, during demolition and construction. (NB: the extent of the TPZ's are as stated by the project arborists Landscape Matrix for Trees T4, T5 & T6, in their letter regarding 'Potential Impacts on Trees on Adjoining Property' dated 27 November 2014.)

This report shall be submitted to the Accredited Certifier, who shall issue it to all builders and contractors carrying out works on the site, prior to the issue of Construction Certificate. The project arborist shall then monitor the works to ensure the protection measures have been installed correctly and any methodologies are being adhered to on site, with a report confirming the health, structure, amenity and environmental value of the existing trees have not been adversely affected, shall be provided to the Accredited Certifier prior to the issue of the Final Occupation Certificate.

and is to be replaced with the following Modification wording:

That a suitably qualified arborist, minimum Level 5 AQF (Australian Qualification Framework), shall prepare a report to detail specific protection requirements and any methodologies required to be undertaken within the Tree Protection Zones and Structural Root Zones of existing trees on site, neighbouring properties and street trees to be retained, during demolition and construction. (NB: the extent of the TPZ's are as stated by the project arborists Landscape Matrix for Trees T4, T5 & T6, in their letter regarding 'Potential Impacts on Trees on Adjoining Property' dated 27 November 2014.)

This report shall be submitted to the Accredited Certifier, who shall issue it to all builders and contractors carrying out works on the site, prior to the issue of Construction Certificate. The project arborist shall then monitor the works to ensure the protection measures have been installed correctly and any methodologies are being adhered to on site, with a report confirming the health, structure, amenity and environmental value of the existing trees remain viable.

The project arborist shall prepare a report identifying the condition of the trees at the start of the works and the condition of the trees at the end of the works, with recommendations of any ongoing horticultural works required to be undertaken by the applicant/owner of 22 Wentworth St Manly to existing trees impacted by the works.

This report shall be provided to the Accredited Certifier prior to the issue of the Final Occupation Certificate.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments**Recommended Landscape Conditions:**

Nil.