

Landscape Referral Response

Application Number:	DA2018/2024
Date:	19/02/2019
Responsible Officer:	Rhiannon McLardy
Land to be developed (Address):	Lot 1 SP 67855 , 1 / 6 College 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

No landscape objection is raised for the proposed additional basement storage area within the existing sub floor area, and construction of a new outdoor swimming pool, subject to the protection of existing trees and vegetation. The existing shrub hedge providing privacy around the proposed pool shall be retained. Any existing shrub that fails shall be replaced with species as required to satisfy Manly DCP 2013, section 3.3.1 subsection a) part iv).

The swimming pool fencing shall comply to the relevant swimming pool Australian Standards.

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.

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 as follows:

i) all trees and vegetation within the site, excluding the Yucca and Indian Hawthorn proposed for removal, shall be protected during all construction stages, and excluding exempt trees under the relevant planning instruments or legislation,

- ii) all trees and vegetation located on adjoining properties,
- iii) 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, with particular attention to section 4,
 - ii) any tree roots exposed during excavation with a diameter greater than 25mm within the TPZ must be assessed by an AQF Level 5 Arborist,
 - iii) 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,
 - iv) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorized by the Project Arborist on site,
 - v) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF Level 5 Arborist on site,
 - vi) excavation for stormwater lines is not permitted within the tree protection zone, without consultation with a AQF Level 5 Arborist,
 - vii) should either or all of iv), v) and vi) 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,
 - viii) 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,
 - ix) 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.

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

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

Landscape works

Landscaping shall be in accordance with the landscape plan DA.11 prepared by edaa, inclusive of the following requirements:

- i) the existing Photinia sp. shrub hedge shall be retained, with any damage to the hedge to be replaced prior to the issue of a Occupation Certificate.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity.

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

Landscape maintenance

All landscape components are to be maintained for the life of the development.

A maintenance program is to be established. If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components and species to maintain the landscape theme.

Reason: to maintain local environmental amenity and ensure landscaping continues to soften the built form.

Environmental and priority weed control

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

Reason: preservation of environmental amenity.