

Landscape Referral Response

Application Number:	DA2022/2148
Date:	13/02/2023
Proposed Development:	Demolition works and construction of a building for use as a specialised retail premises including signage
Responsible Officer:	Maxwell Duncan
Land to be developed (Address):	Lot 18 DP 819775 , 202 Condamine Street BALGOWLAH NSW 2093 Lot 17 DP 819775 , 204 Condamine Street BALGOWLAH NSW 2093 Lot 91 DP 607382 , 200 Condamine Street BALGOWLAH 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 proposal is supported with regard to landscape issues.

Council's Landscape Referral section have considered the application against the Manly Local Environment Plan zone B6 Enterprise Corridor, and the following Manly DCP 2013 controls (but not limited to):

- 4.3 Development in LEP Zone B6 Enterprise Corridor Within clause 4.3 of the DCP, the landscape objective is to minimise negative visual impact of development by limiting the size and scale of buildings and having regard to suitable landscaping.

A Landscape Plan is included in the application and will be assessed as part of the Landscape Referral. The landscaping provided to the front setback is supported. A minimum of 600mm soil depth is required to support the proposed planting. The planting in the front setback will be exposed to the hot western sun, and as such the *Philodendron* species shall be replaced with a *Westringia*, *Callistemon* or *Lomandra* species, subject to the imposed conditions. One tree is proposed for removal to facilitate the works, and its removal can be supported.

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 Certifier prior to the issue of the Construction Certificate indicating the proposed method of waterproofing and drainage to all planters over slab, over which soil and planting is being provided.

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

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

- ii) 600mm for shrubs, grasses and groundcovers,

Design certification shall be submitted to the Certifier 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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree Removal Within the Property

This consent approves the removal of the following tree within the property, identified on the Survey Plan:

- i) tree located adjacent to the eastern boundary, in the south-eastern corner of Lot 18 DP 819775,
- ii) a qualified AQF level 5 Arborist shall identify these trees on site and tag or mark prior to removal.

Reason: To enable authorised development works.

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 (drawing LPDA 23 -103 by Conzept Landscape Architects dated November 2022), and inclusive of the following conditions:

- i) substitute *Philodendron* 'Little Phil' with a either a *Callistemon*, *Lomandra* or *Westringia* species.

Prior to the issue of an Occupation Certificate, details from a landscape architect or landscape designer shall be submitted to the Principal Certifier, 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. 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 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.

A maintenance activity schedule for on-going maintenance of planters on slab shall be incorporated to monitor and replenish soil levels as a result of soil shrinkage over time.

All weeds are to be managed in accordance with the NSW Biosecurity Act 2015.

Reason: To maintain local environmental amenity.