

Landscape Referral Response

Application Number:	Mod2021/0177
Date:	30/04/2021
Responsible Officer:	Rebecca Englund
Land to be developed (Address):	Lot 76 DP 8075 , 83 Bower Street MANLY NSW 2095 Lot 77 DP 8075 , 83 Bower 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 application for for modification to development consent DA2020/0855, including to carry out alterations and additions to the approved dwelling whereby elements of the existing house are retained below the first floor level. In terms of landscape works, the amendments the subject of this modification retains the same existing trees as DA2020/0855 and likewise removed the same Exempt Species. The re-alignment of the garage in this modification alters the landscape works and additionally across the site spatial realignment of landscape elements to the side and rear of the property are proposed.

Amended Landscape Plans shall be provided prior to Construction Certificate, based on the approved development consent DA2020/0855, to co-ordinate the landscape works proposed with the architectural plans the subject of this modification, and a condition of consent shall be imposed.

The following landscape conditions relevant to landscape works, under development consent DA2020/0855, remain: 15. Tree removal within the property; 16. Tree Protection Measures - Project Arborist; 17. Tree removal within the road reserve; 25. Condition of trees; 26. Tree transplanting; 27. Tree and vegetation protection; and 38. Landscape maintenance.

Condition 33. Landscape completion of development consent DA2020/0855 shall be deleted and under this modification replaced with a condition for Amended Landscape Plans, and ultimately a revised Landscape Completion condition.

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

Amended Landscape Plan

An Amended Landscape Plan shall be issued to the Certifying Authority prior to the issue of a Construction Certificate to:

- i) co-ordinate the landscape works and layout proposed with the approved architectural plans,
- ii) be based on the approved development consent DA2020/0855 landscape scheme,
- iii) delete Cupaniopsis anacardioides from the schedule and replace with a similar tree in form and size that is not self-seeding into natural bushland,
- iv) delete Rhapsiolepis species from the schedule and replace with a similar shrub in form and size that is not self-seeding into natural bushland,
- v) ensure all tree planting shall be located within a 9m² deep soil area and be located a minimum of 3 metres from existing and proposed buildings, and located to minimise significant impacts on neighbours in terms of blocking winter sunlight, or where the proposed tree location may impact upon significant views.

Certification shall be provided to the Certifying Authority that these amendments have been documented.

Reason: Landscape amenity.

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 Amended Landscape Plan.

Prior to the issue of any Occupation Certificate details (from a landscape architect or landscape designer) shall be submitted to the Principal Certifying Authority certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.