

CITY SERVICES AND PRESENTATION GROUP

L A N D S C A P E A S S E S S M E N T R E P O R T

TO:	David Paine	DATE:	8.12.09
FROM:	Amy Wood	APPLICATION No:	09/1205
SUBJECT:	22 Milford St, Islington	CATEGORY:	3

This landscape assessment report has been prepared following consideration of the following information provided:

- Preliminary Landscape Report, Envisage
- Landscape Plan 01, 1:200 @ A1, 10.09.09
- Statement of Environmental Effects, pg1-11, Snell Architects,

Following formal assessment of the landscape only, Council's landscape architect determines the proposal is satisfactory for development approval, subject to conditions. Accordingly the following conditions of consent are recommended:

- All trees to be planted as per Council's standard street tree planting detail, including Council's standard timber tree guard to match existing in Milford St.
- All street trees are to comply with the NATSPEC criteria, especially with regard to tree balance, root and stem structure. Written evidence of compliance to NATSPEC is to be submitted to Council prior to delivery to site. This may be in the form of a report and or checklist and should include photos.
- Milford Street trees species shall be *Taxodium distichum* to match existing. Written evidence from the plant supplier confirming the correct variety is to be submitted to Council prior to delivery to site.
- All street trees are to be size index 111-143 at pot size 100L.
- Trees are to be maintained for a period of 104 weeks.
- New coloured concrete footpath, including paver banding to be installed to Milford St & The Avenue frontages. It is to match footpath installed to neighbouring property in Milford Street, extending from property boundary to kerb-line. Concrete shall be reinforced slab with a minimum thickness of 100mm and a minimum rating of 25mpa. Expansion joints to be as per Australian standards following Engineer's specification.

Protection of Council's Street trees

Existing *Acmena smithii* in The Avenue must be retained and protected. The area beneath the canopy of any street tree adjacent to the frontage of the property, excluding vehicle crossings and footpaths, must be fenced using a minimum of 1.8 metres high chainlink or welded mesh fencing. The fencing must be installed prior to the commencement of any works and maintained for the duration of these works. Storage of materials or plant must not occur within the fenced area.

Landscaping Plan – At Construction Certificate Stage

Detailed landscape plans and specifications, which must be of sufficient detail to be used as a final document for installing the landscape and checking compliance, are to be submitted prior to the issue of the construction certificate. They must conform to Council's DCP and all other relevant conditions of Consent and include details on the proposed maintenance/establishment program.

Amy Wood
Landscape Architectural Services