

Landscape Referral Response

Application Number:	DA2025/1559
Date:	19/11/2025
Proposed Development:	Demolition works and construction of a residential flat building
Responsible Officer:	Alex Keller
Land to be developed (Address):	Lot CP SP 39838 , 27 East Esplanade 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 proposal is not supported with regard to landscape issues.

Council's Landscape Referral section have considered the application against SEPP (Housing) 2021, Tree Canopy Guide for Low and Mid Rise Housing, Apartment Design Guide (ADG), the Manly Local Environment Plan (MLEP), and the Manly Development Control Plan (MDCP).

The Tree Canopy Guide for Low and Mid Rise Housing and the MDCP require this site to have 7% deep soil (at minimum 3 metre dimensions) and 15% tree canopy cover or as per the planting rates. No areas of deep soil are provided at the minimum 3 metres width in each horizontal direction, and it is considered appropriate to ensure that 7% of the site area meets the minimum dimension requirement as LMR provisions are being utilised for the site. Landscape referral is satisfied that the tree planting requirements can be achieved with the current landscape proposal.

Architectural Section BB (drawing DA3101) shows no soil depth above the basement in the rear setback where planting is proposed. Any on structure planters must meet the ADG minimum soil depth requirements.

Furthermore, Architectural Section CC (drawing DA3102) shows no soil depth above the basement walls in the side setbacks where planting is proposed. It is noted the stormwater drawing C03-0001 shows the basement wall at approximately 650mm thick, and in very close proximity to the side boundaries. The plans should accurately show the width of the basement structure walls as this will impact the deep soil in the side setbacks, and the overall deep soil calculations shown on architectural drawing DA5101. The currently proposed basement footprint may not allow any planting in the side setbacks and on structure planting may be required.

Subsequently to clarifying the above matter, it is suggested that the gravel access path, in the southern side boundary, be re-aligned to abut the building so that a more generous planting area is provided along the boundary and clear of the basement structure. This would allow the establishment of taller species in this area. Currently no proposed species would be capable of reaching a height greater than the side fence, and as such no softening to this facade is possible. It is also noted that the building separation

distances will be under the minimum requirements in the ADG.

Landscape referral can continue their assessment upon receipt of further information.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.