

Landscape Referral Response

Application Number:	DA2020/0285
Date:	05/05/2020
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot 29 DP 11280 , 11 Bungalow Avenue BALGOWLAH HEIGHTS 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 proposed development is for alterations and additions to the existing dwelling house, consisting of a new inground concrete swimming pool, extension of existing single detached garage to a double garage with cabana under, a replacement boundary fence along Woodland St, and new retaining walls.

Council's Landscape section have assessed the application against the landscape controls of Manly DCP 2013, section 3: General Principles of Development, and section 4: Development Controls and Development Types, and specifically: 3.3.1 Landscaping Design; 4.1.5 Open Space and Landscaping, and 4.4.5 Earthworks, as well as Manly Council's Tree Management Policy 2011 and the Street Tree Master Plan.

The application is generally acceptable except for the location of retaining walls along the common boundary with No. 13 Bungalow Avenue.

Retaining walls along the side boundary as proposed is not permitted under Manly DCP clause 4.4.5 Earthworks, subclause 4.4.5.1 General, where b) natural and undisturbed ground level must be maintained within 0.9m of side and rear boundaries.

Until amended plans are submitted demonstrating the required changes to the plan the application is not supported. The following information shall be documented to satisfy the Manly DCP:

- retaining wall along the common boundary to be at least 0.9m from the common boundary,
- one (1) Eucalyptus haemastoma is to be planted as a street in within the Woodland Street verge to satisfy the aims of Manly Council's Tree Management Policy 2011.

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.