

Landscape Referral Response

Application Number:	DA2020/1204
Date:	23/11/2020
Responsible Officer:	David Auster
Land to be developed (Address):	Lot 30 DP 2427 , 184 Pittwater Road 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 for the subdivision of one lot into two lots.

Council's Landscape Referral section have assessed the application against the Manly Local Environment Plan, and against the following landscape controls of Manly DCP 2013:

- section 3: General Principles of Development, including but not limited to clauses 3.3.1 Landscape Design, and 3.3.2 Preservation of Trees and Bushland Vegetation,
- section 4: Development Controls and Development Types, including but not limited to clauses 4.4.8 Subdivision.

The existing landscape character of the site is a typical suburban garden with trees and vegetation located within the frontage. The Subdivision proposal does not impact upon trees and vegetation, and these are proposed for retention.

Landscape Referral raise no objections.

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:

Nil.