

Landscape Referral Response

Application Number:	DA2021/1094
Date:	27/07/2021
Responsible Officer:	David Auster
Land to be developed (Address):	Lot 4 DP 38041 , 7 Hayes Street BALGOWLAH 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 development application is for the change of use to specialised retail premises and alterations and additions to the existing building.

Council's Landscape Referral section have considered the application against the Manly Local Environment Plan zone B6 Enterprise Corridor, and the following Manly DCP 2013 controls (but not limited to):

- 4.3 Development in LEP Zone B6 Enterprise Corridor

Within clause 4.3 of the DCP, the landscape objective is to minimise negative visual impact of development by limiting the size and scale of buildings and having regard to suitable landscaping.

The streetscape is predominately built form with widened driveways. Street trees, including existing or recently planted as seen across the road provide a softening element that shall be utilised to the frontage of this development, with no other opportunity available to satisfy clause 4.3.

One street tree pre-ordered for delivery shall be installed within the existing grass verge, located at least 2 metres from the edge of the existing driveway serving the loading dock, and located to avoid underground services.

Landscape Referral raise no objections subject to the installation of street tree planting.

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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE

OCCUPATION CERTIFICATE

Street Tree Planting

Street tree planting shall be installed in accordance with the following:

- i) one (1) *Tristania laurina* 'Luscious' shall be installed within the existing grass verge at a pre-ordered 200 litre container size, located at least 2 metres from the edge of the existing driveway serving the loading dock, and located to avoid underground services,
- ii) the plant species shall meet the requirements of Natspec - Specifying Trees,
- iii) the street tree shall be planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained including a four post and top and mid rail timber tree guard and watered until established, and shall generally be centralised within the road verge,
- iv) Council's Tree Services section shall be notified during tree pit excavation for approval of location and excavation works.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To maintain environmental amenity.