

Landscape Referral Response

Application Number:	DA2019/0378
Date:	19/06/2019
Responsible Officer:	Claire Ryan
Land to be developed (Address):	Lot 235 DP 4889 , 50 Grandview Grove SEAFORTH NSW 2092

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

This DA seeks development consent for Torrens Title subdivision to create 2 Lots and a residential dwelling on one of the Lots.

Council's Landscape section have assessed the application against the landscape controls of Manly DCP2013, section 3: General Principles of Development, and section 4: Development Controls and Development Types, including 4.1.1.2 Residential Land Subdivision, and 4.4.8 Subdivision.

Subdivision

The proposed subdivision plan to alter ground levels by approximately 1 metre at the northern boundary in the vicinity of existing trees assessed with a high significant rating by the Arboricultural impact Statement is not acceptable. No valid justification to remove such trees is provided and it is considered that an alternative design approach is available.

Existing trees identified as T1 - Magnolia grandifolia, T2 - Magnolia grandiflora, and T3 - Glochidion ferdinandi (Cheese Tree), which is an indigenous tree species, shall be retained including existing ground levels within the tree protection zone, with any need for retaining and altering ground levels to be established beyond the tree protection zone, calculated in association with the structural root zone. The location/extent of any ground alteration and thereby construction of retaining walls is to be obtained following root mapping investigation by a Arborist with a AQZ level 5 qualification in arboriculture/horticulture, to provide a definitive alignment for the location of a retaining wall, that with sensitive tree protection measures protects existing trees T1, T2 and T3.

Amended Arboricultural impact Statement and amended Site Plans are required presenting the above information.

The recommendations of tree removal for existing trees T4 and T5, as assessed in the Arboricultural Impact Statement is accepted.

Additionally, street tree planting to satisfy 3.3.3 Footpath Tree Planting shall be provided, and this shall be included in amended plans. In accordance with the Manly Council Street Tree Masterplan 2015, 1 x *Eucalyptus haemastoma* shall be planted within the road verge of Grandview Grove, and 1 x *Eucalyptus botryoides* shall be planted within the road verge of Munoorra Street.

Residential Dwelling on Lot 235A - *advice only, pending approval of Subdivision following issue of additional information.*

The landscape component of the residential dwelling proposal on Lot 235A is acceptable subject to the completion of landscaping, subject to amended landscape plan illustrating the following:

- under 4.1.10 Fencing, boundary fencing presented to the streetscape (Grandview Grove and Munoorra Street), between the front street boundary and the building are to be no more than 1m high above ground level at any point, except in relation to open/transparent fences, height may be increased up to 1.5m where at least 30 percent of the fence is open/transparent for at least that part of the fence higher than 1m.
- the proposed tree planting of *Cupaniopsis anacardoides*, which has become a self seeding species spreading into bushland, shall be replaced with native trees achieving a similar height and spread as intended by the design, including all or either of the following species: *Ceratopetalum gummifera*, *Eucalyptus haemastoma*, *Glochidion ferdinandi*, and *Syzygium paniculatum*,
- all tree planting is to be installed at 75 litre container size,
- all tree planting shall comply with 3.3.1 Landscaping Design, section b) item iii) where trees should be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight as described in the clause, or where the proposed tree locations may otherwise be positioned to minimise any significant loss of views,
- all tree planting shall have a minimum individual area of 3 metres x 3 metres of soil area, and shall be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used,
- planting along the northern boundary of the Lot shall provide for visual privacy to private open spaces, consisting of shrub planting capable of attaining a mature height of at least 3 metres and planted no more than 1 metre apart, and at a minimum container size of 200mm.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.