

## Landscape Referral Response

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| <b>Application Number:</b>             | DA2021/2257   |
| <b>Date:</b>                           | 15/12/2021  |
| <b>Responsible Officer:</b>            | Maxwell Duncan  |
| <b>Land to be developed (Address):</b> | Lot 100 DP 1069144 , 75 The Corso MANLY NSW 2095<br>Lot 101 DP 1069144 , 75 The Corso MANLY NSW 2095<br>Lot 102 DP 1069144 , 75 The Corso MANLY NSW 2095<br>Lot 1 DP 1034722 , 42 North Steyne 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 proposed development is for substantial alterations and additions. The works allow for the adaptive reuse of the existing buildings, with demolition of existing facade and internal elements, building services and amenities; construction of food and drink premises and commercial premises at the ground floor facing both the eastern and western exterior of the site, as well as construction of seven (7) apartments across four building levels.

Landscape Referral consider that there is insufficient information available to assess the development application including:

- particulars on the green wall on Henrietta Lane and the western elevation of No. 41 to determine location of associated structures and planters and operational maintenance;
- depth of on-slab planters to balconies and proposed planting; and
- design of concrete awning over North Steyne proposed with planting, to support planting and to allow for maintenance access.

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.