

Landscape Referral Response

Application Number:	DA2020/1280
Date:	03/11/2020
Responsible Officer:	Nick Keeler
Land to be developed (Address):	Lot 1 DP 300806 , 20 Rosedale Avenue FAIRLIGHT NSW 2094

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 alterations and additions to an existing dwelling.

Council's Landscape Referral section have assessed the application 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 4.1.5 Open Space and Landscaping.

The landscape proposal includes rearrangement of the landscape outcome within the front yard with permeable paving and garden beds proposed. The proposed landscape strips at ground under the proposed balcony shall incorporate shade tolerant planting. The existing frontage contains small trees under 5 metres in height and do not require Council consideration for retention or removal as by height the small trees are Exempt Species under the Manly DCP.

A Landscape Plan is provided with the application, and Landscape Referral raise no objection to the development proposal subject to conditions of consent.

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**

Landscape completion

Landscaping is to be implemented in accordance with the Landscape Plan DA11, issue A, prepared by mm+j architects, inclusive of the following conditions:

i) the proposed landscape strips at ground under the proposed balcony shall incorporate shade tolerant planting.

Prior to the issue of an Occupation Certificate, details shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: environmental amenity.