

Landscape Referral Response

Application Number:	DA2023/1015
Date:	10/08/2023
Proposed Development:	Demolition works and construction of a pair of semi detached dwellings with Torrens Titles subdivision
Responsible Officer:	Nick England
Land to be developed (Address):	Lot A DP 339924 , 6 Nield Avenue 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

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

- 3.3.1 Landscaping Design
- 3.3.2 Preservation of Trees or Bushland Vegetation
- 4.1.5 Open Space and Landscaping, including 4.1.5.2 (c) Minimum Tree Plantings where applicable
- 4.4.8 Subdivision

Under Council's DA Lodgement Requirements, an Arboricultural Impact Assessment report is required when existing trees are within 5 metres of proposed development works, and a Landscape Plan is required for proposed new developments such as this. It is noted that the property does not support prescribed canopy trees however two existing Palms exist that are impacted by the proposed development works and no reports are submitted to identify these as either locally native Cabbage Tree Palms or otherwise identified as exempt palm species. In terms of subdivision, MDCP control 4.4.8 Subdivision part a): notes that all "subdivisions will provide adequate vehicular access to a public road" and it is advised that should the subdivision be approved there is no design alternative to preserve the existing palms, and thus Landscape Referral raise no concerns subject to replacement planting in accordance with MDCP control 4.1.5.2 (c) Minimum Tree Plantings.

The Master Set plans indicate the intention to provide landscape works within the proposed allotments including tree planting and perimeter screen planting, however no detail landscape design information is provided in accordance with Council's DA Lodgement Requirements for Landscape Plans, which include:

- A Landscape Plan, prepared by a suitably qualified professional, must be submitted with all development applications, except where there are no external works.

The Landscape Plan must detail:

- calculations of the landscape area (and open space) on the site as per the definition in the relevant DCP (this may be shown on a separate plan for clarity),
- proposed surface treatments and materials, including but not limited to structures, features, walling, fences, pavements, gardens, lawns, ground stabilisation, drainage, irrigation etc.,
- existing and proposed ground levels,
- outline of proposed buildings, driveways and structures, including swimming pools, pavements, walls and fences, all consistent and co-ordinated with building and services plans,
- location, height and materiality of proposed retaining walls and fences,
- existing street trees or trees on neighbouring properties within 5 metres, that may be impacted by the proposed development,
- existing trees and other vegetation to be retained or removed. All trees are to be located, identified and numbered, and shall coincide with the arborist's report. Protection measures for retained vegetation shall be included in the arborist's report,
- proposed planting scheme including species selection, location, quantities, mature heights and pot sizes,
- rock outcrops and other landscape features,
- location of any underground services or basements,
- soil depth of planter boxes on-slab,
- any irrigation systems.

Fundamentally the Master Set plans submitted does not provide information on the proposed planting scheme including species selection, location, quantities, mature heights and pot sizes.

A Landscape Plan prepared by a suitably qualified professional such as a Landscape Architect or Landscape Designer, shall be submitted and the following advice is provided to assist:

- two locally native trees are required per lot nominated at a planting size of 75 litres; selected from Northern Beaches Council's Native Plant Species Guide - Manly Ward, Manly DCP Schedule 4 - Part B - Native Tree Selection, or Council's Tree Guide; located at least 3.0 metres from buildings or more, at least 1.5 metres from common boundaries; and located either within garden bed or within a prepared bed within lawn,
- perimeter shrub planting shall be installed at minimum 1.0 metre intervals for shrubs of a minimum 200mm container size at planting,

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.