

Landscape Referral Response

Application Number:	DA2019/0429
Date:	04/07/2019
Responsible Officer:	Benjamin Price
Land to be developed (Address):	Lot C DP 302957 , 107 Griffiths 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

This DA seeks development consent for the demolition of a existing dwelling house, subdivision into two allotments, and construction of an attached dual occupancy.

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 proposal in terms of landscape outcome does not satisfy 3.3.1 Landscaping Design, section b) ii) "Landscaped Areas must be capable of supporting new native tree species that are typically expected to reach a mature height of 10m notwithstanding the minimum dimension requirements at paragraph 4.1.5.2 of this plan".

The selected tree planting (*Acmena smithii*) as shown on the Landcsape Plan is located against the proposed garage> this may warrant a request for removal in the future, is unlikely to become established in this location, and hence unable to soften the built form.

The current layout within the front setback is unable to support tree planting, as insufficient ground area is available, and future impediments such as garage and building proximity will not allow tree canopy to develop to soften the built form.

The Landcsape Plan does not provide detailed information of proposed planting, with TBD (to be determined) noted for much of the planting layout.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.