

## Landscape Referral Response

<b>Application Number:</b>	Mod2024/0109
<b>Date:</b>	03/04/2024
<b>Proposed Development:</b>	Modification of Development Consent DA2018/0628 granted for alterations and additions to an existing dwelling house including a secondary dwelling
<b>Responsible Officer:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 34 DP 8075 , 8 Bower Street 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 amended Landscape Plans prepared by Landart are noted.

The previous approval included Landscape Plans prepared by Serenescapes. Current conditions of consent will need to be updated if the proposal is to be approved.

It is noted that the rear of the site has been cleared. The Landscape Plans indicate planting of trees, palms, shrubs and groundcovers which are considered appropriate for the site.

No objections are raised with regard to Landscape issues subject to conditions.

Recommended Landscape condition:

#### PRIOR TO OC

#### **Landscape Completion**

*Landscape works are to be implemented in accordance with the approved landscape Plans prepared by Landart, and inclusive of the following conditions:*

- landscape works are to be contained within the legal property boundaries,*
- all tree planting shall be a minimum pre-ordered planting size of 75 litres or as otherwise scheduled if greater in size; and located either within garden bed or within a prepared bed within lawn,*
- tree, shrub and groundcover planting shall be installed as indicated on Planting Plan Dwg No. DA-301 Rev A dated 31/01/24 prepared by Landart.*
- all proposed tree planting shall be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight to living rooms, private open space and where the proposed location of trees may otherwise be positioned to minimise any significant loss of views from*

neighbouring and nearby dwellings and from public spaces,  
e) where swimming pools are part of the development works, selected planting shall comply with the planting and care requirements of AS1926.1 for a non-climbable zone,

Review of the existing consent indicates that the following conditions need to be deleted or amended:

1. **Approved Plans and Supporting Documentation**  
The development must be carried out in compliance (except as of consent) with the following:

d) The development is to be undertaken generally in accordance with the following:

Landscape Plans	
Drawing No.	Dated
Site Plans and Open Space Calculations	15/11/19 Rev C



**19. Provision of Landscape Working Drawings**

The submitted plans are to be amended in accordance with the

- a) The approved architectural plans dated 21/11/19 set out
- b) Deletion of the proposed outbuilding and associated se
- c) The footprint of the deleted outbuilding replaced with s  
and/or garden beds with low clumping species consistent  
Manly DCP 2013;
- d) Planting schedule amended accordingly and identifying  
names, species quantities, pot sizes and staking detail
- e) The proposed finished treatment of garden areas, inclu  
walls and the location of underground services.

Reason: To achieve greater consistency with the objectives of  
(Terrestrial Biodiversity)

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR  
OCCUPATION CERTIFICATE**

**41. Landscape Completion**

A qualified Landscape Consultant is to submit a Certificate  
Certifying Authority prior to the issue of the Occupation Certificate  
carried out in accordance with the approved Landscape Drawings  
*Serenescapes*: dated 18/1/18

Additionally the drainage for the fire pit located at rear western  
fire pit drainage shall be dispersed upon public reserve.

Reason: This is to ensure the landscaping is planted in accordance  
maintained appropriately



**21. Deletion of outbuilding**

The proposed outbuilding is to be deleted from the consent and native species of vegetation. Details are to be provided prior to the Construction Certificate.

Reason: To ensure consistency with the objectives of the zone, the Manly DCP, objectives for Landscape design under the Manly DCP, acceptable floor space ratio variation. (DACPLCPCC1)

**42. Required Tree Planting**

Details are to be provided of the existing or proposed native trees expected to reach a height at maturity of 10 metres, to bring the site in line with Figure 37 of the Manly Development Control Plan 2013.

A list of appropriate native trees for the Manly area may be obtained from the Council Service desk and the Manly Council website. Details of new planting and pot size (minimum of 25 litres) in accordance with the Manly Development Control Plan 2013, and schedule 4, Part B, Native Trees.

Details are to be submitted with the Construction Certificate to the Council/Accredited Certifier. The site has an area of 973.77m<sup>2</sup> and is located within the Manly Development Control Plan 2013.

Reason: This is to ensure the planting of endemic trees back on the site.

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:**

Nil.