

## Landscape Referral Response

<b>Application Number:</b>	DA2022/2256
<b>Date:</b>	22/02/2023
<b>Proposed Development:</b>	Demolition works and construction of a mixed use development with basement car parking.
<b>Responsible Officer:</b>	Tony Collier
<b>Land to be developed (Address):</b>	Lot 100 DP 1009880 , 22 Raglan 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

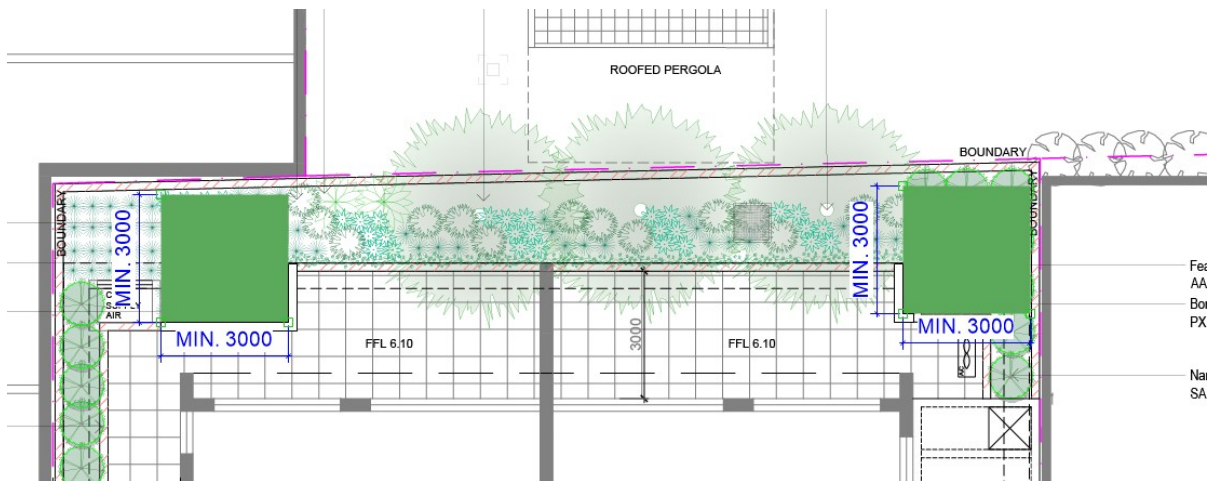
### Officer comments

The proposal is not supported with regard to landscape issues.

Council's Landscape Referral have assessed the application against the following relevant landscape controls and policies:

- State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development (SEPP65) under: clause 28(2) (a) (b) and (c), including Schedule 1, Principle 5: Landscape,
- the associated Apartment Design Guide, including the objectives of control 3E Deep Soil Zones, 4O Landscape Design, 4P Planting on Structures, and
- Manly Local Environment Plan (MLEP) and the following Manly Development Control Plan (MDCP) controls (but not limited to): 3.3.1 Landscaping; Design; and 4.1.5 Open Space and Landscaping, including 4.1.5.2 (c) Minimum Tree Plantings where applicable

Landscape Referral calculates the available deep soil at approximately 44 square metres (internal measurements). As per the ADG part 3E, the minimum dimension of the deep soil zone shall be 3 metres and a total of 50 square metres for this property. The three trees proposed in this deep soil zone are supported; however, to increase the available soil volume, to help satisfy the ADG part 3E, and to improve the conditions for the proposed trees, this landscaped area shall be slightly increased incorporating on slab landscaping adjacent to the deep soil zone. To achieve this, a 3 x 3 metre area (internal width) shall be provided at both the eastern and western corners of the property, as shown below (to have 1000mm soil depth):



Two trees shall be located in these areas, planted into the deep soil, and the third tree centrally located between the other two. Taller supplementary planting can then be included in-between the trees (*Elaeocarpus reticulatus* 'Prima Donna' or similar) to improve privacy between dwellings. The proposed stormwater infrastructure (pits and pipes) shall not be installed centrally in the deep soil zone, rather installed against the basement shoring or rear boundary.

No further concerns are raised and Landscape Referral can continue the assessment upon receipt of amended plans.

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.