

Landscape Referral Response

Application Number:	DA2022/0596
Date:	20/09/2022
Responsible Officer:	Alex Keller
Land to be developed (Address):	Lot CP SP 35989 , 29 - 37 Dobroyd Road BALGOWLAH HEIGHTS 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

The proposal is not supported with regard to landscape issues.

Additional Information Comment 20/09/2022:

No additional information has been provided and as such the below concerns remain.

Additional Information Comment 05/07/2022:

The amended plans are noted; however, the landscape concerns haven't been addressed, and in particular the planters along the eastern boundary. The width of the planters will not allow for sustainable or substantial plant growth. To satisfy control 4.2.8.3 and 4.1.5, the planters along the eastern boundary must be a minimum horizontal dimension of 0.5m measured from the inner side of the planter bed/box, wall or any other structure which defines the landscaped area.

Original Comment:

The development application is for construction of a mixed use development comprising retail and co-living housing over part basement parking, as illustrated in the reports and plans.

Council's Landscape Referral section have assessed the application against State Environmental Planning Policy (Housing) 2021 (NSW), Apartment Design Guide, Manly Local Environment Plan under Land Zoned B1 Neighbourhood Centre, and against the landscape controls of Manly DCP 2013.

The increase in landscaped area on the site is noted and supported, however the deep soil planting area in the front setback of the dwelling will be mainly covered by the upper floor terraces. Deep soil zones are areas not covered by buildings or structures within a development, thus in its current condition this area cannot be classified as a deep soil zone, and the proposed tree will not be successful and shall be removed. If the terraces are to remain above the deep soil zone, the reference to deep soil shall be removed. The planting along the eastern boundary is supported, however the width of the planters will not allow for sustainable or substantial plant growth. To satisfy control 4.2.8.3 and 4.1.5 the planters along the eastern boundary must be a minimum horizontal dimension of 0.5m measured from the inner side of the planter bed/box, wall or any other structure which defines the

landscaped area.

To continue the Landscape Referral, updated plans rectifying these issues shall be submitted.

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.