

Landscape Referral Response

Application Number:	DA2019/0145
Date:	17/05/2019
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot A DP 368257 , 39 Adelaide Street CLONTARF 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, in terms of landscape outcome as illustrated on the site plans, is not acceptable and fails to satisfy the landscape controls of the Manly DCP.

The proposal fails to provide the required tree planting in deep soil to satisfy 4.1.5.2 c) Minimum Tree Plantings. The site has one existing tree on site, and this is subject to impact from the proposed development.

The proposed development will impact upon the retention of the existing Smooth Barked Apple location near the pool. This tree displays good health and structure, and provides high amenity. The proposed stairs will impact the structural root zone of the tree, calculated as 2.5m from the trunk, and this is likely to destabilise the tree and result in adverse impacts requiring removal.

The proposal fails to minimise the bulk and scale of the development, with the limited rear setback distance not able to support canopy trees. Under 3.3.1 (b) - i) Landscaped areas must be capable of supporting new native tree species that are typically expected to reach a mature height of 10m; ii) including the use of locally occurring native plant species.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.