

Landscape Referral Response

Application Number:	Mod2019/0255
Date:	16/09/2019
Responsible Officer:	David Auster
Land to be developed (Address):	Lot 13 DP 1189590 , 25 Spring Cove Avenue 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 landscape component of the modification proposal is acceptable, subject to the completion of landscape works.

Council's Landscape section have assessed the application against the landscape controls of Manly DCP 2013, section 3: General Principles of Development, and section 4: Development Controls and Development Types.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Landscape works

Landscaping is to be implemented in accordance with the modification landscape plan numbered L1, issue D, prepared by Volker Klemm Landscape Design, inclusive of the following requirements:

- i) in consideration of clause 3.4.3, all tree planting shall be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight, or where the proposed tree locations may otherwise be positioned to minimise any significant loss of views,
- ii) in terms of the above reference, the *Melaleuca armillaris* (x 3) proposed to the north eastern corner shall be replaced with shrub planting to satisfy 3.4.3.

Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved plan and inclusive of any conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity and soften the built form.