

Landscape Referral Response

Application Number:	DA2021/2257
Date:	01/09/2022
Responsible Officer:	Maxwell Duncan
Land to be developed (Address):	Lot 100 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 101 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 102 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 1 DP 1034722 , 42 North Steyne 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 proposed development is for substantial alterations and additions. The works allow for the adaptive reuse of the existing buildings, with demolition of existing facade and internal elements, building services and amenities; construction of food and drink premises and commercial premises at the ground floor facing both the eastern and western exterior of the site, as well as construction of apartments.

updated comments and conditions of consent:

Amended Landscape Plans are submitted and these delete proposed landscape works of concern including: green wall on Henrietta Lane; and planting to awning over North Steyne.

The Amended Landscape Plans as prepared by Paul Scrivener Landscape Architecture, drawing sheets 1 to 5 inclusive, issue D raise no concerns.

previous comments:

Landscape Referral consider that there is insufficient information available to assess the development application including:

- particulars on the green wall on Henrietta Lane and the western elevation of No. 41 to determine location of associated structures and planters and operational maintenance;
- depth of on-slab planters to balconies and proposed planting; and
- design of concrete awning over North Steyne proposed with planting, to support planting and to allow for maintenance access.

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

Landscaping is to be implemented in accordance with the approved Landscape Plans.

Prior to the issue of any Occupation Certificate details from a landscape architect shall be submitted to the Principal Certifying Authority certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**Landscape Maintenance**

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting. If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan and any conditions of consent.

For all new residential works with two or more dwellings and mixed use developments, a maintenance activity schedule for on-going maintenance of planters on slab shall be incorporated to monitor and replenish soil levels as a result of soil shrinkage over time.

Reason: To maintain local environmental amenity.