

Landscape Referral Response

Application Number:	DA2025/0972
Date:	05/08/2025
Proposed Development:	Demolition works and construction of an attached dual occupancy and torrens title subdivision of one (1) lot into (2)
Responsible Officer:	Julie Edwards
Land to be developed (Address):	Lot 23 DP 3212 , 48 Upper Clifford Avenue FAIRLIGHT NSW 2094

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 regards to landscape issues.

Council's Landscape Referral section have considered the application against SEPP Housing, the Manly Local Environment Plan (MLEP), and the Manly DCP 2013.

Landscape referral notes Council's Engineers comments regarding the driveway. The redesign of the driveway will necessitate the redesign of the front setback landscape proposal. When redesigning the driveway ensure sufficient landscaped area is provided in the front setback so the proposed planting scheme can satisfy the objectives outlined in Manly DCP Part 3.3.1, and 4.1.5. In particular, the front setback landscape proposal shall provide suitable planting to soften the bulk and scale of the proposed dwelling, and the overall landscape proposal shall provide native tree replacement planting to offset the canopy loss from the proposed tree removal. The Statement of Environmental Effects outlines that the tree canopy cover is satisfied by the retention of neighbouring trees; this is not supported nor does it satisfy the requirement. The tree canopy cover calculation must only include trees within the legal property boundaries and satisfy the 20% site area requirement.

The Tree Canopy Guide for Low and Mid Rise Housing defines deep soil in its Glossary. As defined, and in order to be included in the calculations, deep soil must have 3 metre dimensions in every horizontal direction. The proposed compliant deep soil areas do not meet the 20% requirement.

Further assessment can be undertaken when the above matters have been addressed.

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.