

Landscape Referral Response

Application Number:	DA2023/0987
Date:	02/08/2023
Proposed Development:	Demolition and construction of a shop top housing development with basement parking
Responsible Officer:	Alex Keller
Land to be developed (Address):	Lot 1 SP 14133 , 39 Belgrave Street MANLY NSW 2095 Lot 2 SP 14133 , 38 Belgrave Street MANLY NSW 2095 Lot 3 SP 14133 , 36 Belgrave Street MANLY NSW 2095 Lot 4 SP 14133 , 35 Belgrave Street MANLY NSW 2095 Lot 5 SP 14133 , 1 / 37 Belgrave Street MANLY NSW 2095 Lot 6 SP 14133 , 2 / 37 Belgrave Street MANLY NSW 2095 Lot 7 SP 14133 , 3 / 37 Belgrave Street MANLY NSW 2095 Lot 1 DP 100633 , 40 Belgrave Street MANLY NSW 2095 Lot 1 DP 104766 , 41 Belgrave Street MANLY NSW 2095 Lot 1 DP 34395 , 42 Belgrave Street MANLY NSW 2095 Lot 1 DP 719821 , 43 Belgrave Street MANLY NSW 2095 Lot CP SP 14133 , 35 - 39 Belgrave Street 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 development application for the proposed shop top development is assessed by Council's Landscape Referral against the following relevant landscape controls and policies:

- State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development (SEPP65) under: clause 28(2) (a) (b) and (c), including Schedule 1, Principle 5: Landscape,
- the associated Apartment Design Guide, including the objectives of control 3E Deep Soil Zones, 4O Landscape Design, 4P Planting on Structures, and
- Manly Local Environment Plan (MLEP), and the following Manly Development Control Plan (MDCP) controls (but not limited to): 3.3.1 Landscaping Design.

The landscape proposal contained within the property generally provides adequate landscape treatment to satisfy Schedule 1 Design quality principles of SEPP65, including:

- Principle 5: Landscape - positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood; enhances the development's environmental performance by retaining positive natural features which contribute to the local context, micro-climate, tree canopy, habitat values and preserving green networks; optimises useability, privacy and opportunities for social interaction.

Additionally, the objectives of the Apartment Design Guide are satisfied within the property as follows: 3D Communal and public open space: to provide residential amenity; 3E Deep Soil Zone: to promote the establishment of canopy trees to provide shade and amenity for residents, as well as achieve environmental benefits and stormwater management; 4O Landscape Design: to contribute to the setting of the property within the locality; and 4P Planting on Structures: to provide amenity, improve air quality and microclimate, and reduce direct energy use and stormwater runoff.

However public domain works are proposed to alter works that Council have completed under the Manly 2015 masterplan strategy (ie. full width pavement and street tree planting). Landscape Referral in consideration of 3C Public domain interface in terms of contribution to the quality and character of the streetscape, and the MDCP controls, do not support the proposal to remove completed public domain works undertaken by Council as the proposal clutters and obstructs the high pedestrian zone along Belgrave Street. The public domain outcome as currently existing is appropriate for the high pedestrian use of this area. Furthermore there is no public benefit in creating accessibility constraints upon the public domain by reducing pavement widths.

Of the public domain proposals documented, Council considers additional street tree planting may add value to the streetscape amenity along Belgrave Street subject to identification of constraints such as existing street lights, signage, other public domain elements and solar access. Council advises that the proposed street tree planting to Raglan Street likewise shall consider existing street lights, signage, and other public domain elements, and furthermore the Cupaniopsis street tree proposed shall be replaced with a small street tree in consideration of the proximity to the proposed awning and solar access.

Updated plans are required to reflect the comments on the public domain across all documents.

The landscape proposals, excluding the ground floor public domain proposal within the road reserve verge, is generally acceptable, subject to the following:

- any planting above the awning should be a low maintenance selection of succulent species such as Aloe, Sedum, and Mesembryanthemum and the like, and not native grasses.
- all drainage from awning planters shall be documented and detailed to drain back into private property for capture and not on public land.
- the on structure planters, based on the proposal for tall palms of height at maturity, shall include soil depth of 1000mm in accordance with both the Apartment Design Guide and Manly DCP controls.
- all balcony and roof top planters supporting low planting shall be at least 600mm.
- all planter depths on structure shall be documented to clearly nominate soil depth.

Updated plans are required to reflect the comments on the landscape components within the property.

At this stage Landscape Referral require updated information to continue the assessment.

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.