

Landscape Referral Response

Application Number:	DA2021/1881
Date:	12/04/2022
Responsible Officer:	Clare Costanzo
Land to be developed (Address):	Lot 7 DP 85606 , 83 Sydney Road 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 is for alterations and additions to an existing dwelling.

Council's Landscape Referral section have considered the application against the Manly Local Environment Plan, and the following Manly DCP 2013 controls (but not limited to):

- 3.3.1 Landscaping Design
- 3.3.2 Preservation of Trees or Bushland Vegetation
- 4.1.5 Open Space and Landscaping, including 4.1.5.2 (c) Minimum Tree Plantings

Updated comments:

As noted in the updated plans, the existing tree in close proximity to development works is identified as an Illawarra Flame Tree, and is noted as an Exempt Species under the Manly DCP and as such does not require Council consent for removal. However the landscape amenity and character of the development property is assessed as part of this development application under the assumption that the existing tree is retained as is other existing garden vegetation, as documented, and to satisfy clause 4.1.5 conditions shall be imposed for native tree planting. The Site & Landscape Plan includes an indication for a native tree replacement and conditions shall be imposed for such works.

Previous comments:

The existing site contains established landscape gardens with trees, vegetation, and lawns. The statement of environmental effects notes that the proposed development works do not impact upon the existing landscape setting, and that no existing trees or substantial planting to the site will be altered from the proposed works.

The proposed rear timber deck is in close proximity to an existing tree located within the property. Additionally a below ground water tank is proposed under the timber deck. A portion of the proposed works are within the tree protection zone of the existing tree.

No arboricultural investigation is submitted by the applicant in accordance with Council's DA Lodgement Requirements where existing trees are within 5 metres of development.

Information is required on the impact from the proposed above ground timber decking in terms of pier footing locations within the structural root zone and the impact from the proposed below ground water tank from excavation within the tree protection zone, including tree protection construction techniques and measures.

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**

Required Tree Planting

One (1) locally native tree shall be planted within the property to achieve a mature height of 10 metres, selected from Manly DCP, Schedule 4 - Part B - Native Tree Selection, or Northern Beaches Council's Native Plant Species Guide - Manly Ward, or Council's Tree Guide, and in accordance with the following:

- i) tree planting shall be a minimum planting size of 75 litres, and shall meet the requirements of Natspec - Specifying Trees,
- ii) planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established, and shall be located at least 3.0 metres from buildings and other trees, and at least 1.5 metres from common boundaries, and located either within garden bed or within a prepared bed within lawn,
- iii) tree planting shall be located to minimise significant impacts on neighbours in terms of blocking winter sunlight, or where the proposed tree location may impact upon significant views.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To maintain environmental amenity.