

## Landscape Referral Response

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|----------------------------------------|---------------------------------------------------|
| <b>Application Number:</b>             | DA2020/0075                                       |
| <b>Date:</b>                           | 08/04/2020                                        |
| <b>Responsible Officer:</b>            | Penny Wood                                        |
| <b>Land to be developed (Address):</b> | Lot CP SP 38216 , 126 Bower 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

#### Additional Information Comment 8/4/2020

The Arborist Statement Prepared by Blues Bros Arboriculture is noted. The statement confirms that the proposed works will have an acceptable level of impact on the tree and indicates the extent of pruning required to accommodate the proposed works.

No objections are raised to approval subject to conditions as recommended.

#### Original Comment

The proposed works have the potential to impact upon the canopy of the tree adjacent to the terraces. It is recognised that the works should have minimal impact on the roots of the tree, but it is unclear of what the extent of impact on the canopy of the tree will be.

The tree is worthy of protection and as such, the applicant should provide an Arborist's Report (AQF Level 5 Consulting Arborist) indicating the impact of the works on the tree, particularly in relation to the amount of canopy that will be required to be removed to accommodate the extended decks and the impact of such removal on the tree's useful life expectancy.

The Report should identify which branches are to be removed and the estimated percentage of canopy cover that will be removed. Ideally this should be no more than 15%.

The identification of the branches to be pruned can then be included in a consent if the proposal is to be approved.

At this stage, the proposal cannot be supported due to lack of information, however, if the above can be addressed no further issues are raised.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Landscape Conditions:**

**CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT**

**Tree protection and pruning**

- (a) Existing trees which must be retained
  - i) All trees not indicated for removal on the approved plans, unless exempt under relevant planning instruments or legislation
  - ii) Trees located on adjoining land
- (b) Tree protection
  - i) No tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by a qualified Arborist on site.
  - ii) All structures are to bridge tree roots greater than 25mm diameter unless directed otherwise by a qualified Arborist on site.
  - iii) All tree protection to be in accordance with AS4970-2009 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures.
  - iv) All tree pruning within the subject site is to be in accordance with the Arborist Statement prepared by Blues Bros Arboriculture dated 31 March 2020 and AS 4373 Pruning of amenity trees
  - v) All tree protection measures, including fencing, are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.