

Landscape Referral Response

Application Number:	DA2019/1312
Date:	03/01/2020
Responsible Officer:	Benjamin Price
Land to be developed (Address):	Lot 44 DP 4449 , 63 Francis 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 proposal is for a Torrens Title subdivision of one lot into two lots. The Statement of Environmental Effects states that the existing vegetation remaining on site, consisting of three large Gums, are to be preserved by the development proposal.

On review of the site and the proposed development, it is considered that the three existing large Gums are a significant amenity to the neighbourhood, .

No arboricultural impact assessment is provided as part of the development application.

The close vicinity of the Indicative Building Envelope and associated Stormwater proposal (below ground on-site detention tank and stormwater lines) to the existing three large Gums will impact upon the structural root zone and tree protection zone to an unacceptable level, and long term retention will be adversely impacted by the development

A arboricultural impact assessment is required to further consider this proposal, including amended building and stormwater layouts, considered in terms of recommended setback distances away from the trunks of the large Gums.

The proposal can't be supported in its current form.

Council's Landscape section have assessed the application against the landscape controls of Manly DCP 2013, section 3: General Principles of Development, and section 4: Development Controls and Development Types, including 4.4.8 Subdivision.

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

Recommended Landscape Conditions:

Nil.