



## Landscape Referral Response

<b>Application Number:</b>	DA2019/0547
<b>Date:</b>	10/07/2019
<b>Responsible Officer:</b>	Rhiannon McLardy
<b>Land to be developed (Address):</b>	Lot A DP 106210 , 58 Alexander 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

At the rear of this property (within Rolfe St) a significant indigenous Port Jackson Fig is located that will be impacted by approx. 20% of the tree protection zone. Under Australian Standard AS 4970-2009 Protection of Trees on Development Sites, such impact requires a Root Investigation. This tree is identified as T2.

Given the significance of the tree, the results of a Root Investigation, as recommended in the applicant's Arborist report, are required prior to determination of this DA.

Should major roots be found and the tree stability is compromised, the driveway can't be approved according to standard driveway construction techniques. An alternative driveway design such as pier & beam, suspended slabs, screw piles etc. would need to be provided at DA stage, which will also require assessment by Council's Development Engineers.

Additionally the existing Jacaranda (T1) will be impacted, and the Root Investigation shall also address this. It is noted that removal of the Jacaranda may be supported based on the assessed retention value, subject to street tree replacement.

At this stage, the proposal is not supported with regard to landscape issues. If additional root mapping and driveway design information can be provided, further assessment can be undertaken.

### Referral Body Recommendation

Recommended for refusal

**Refusal comments**

**Recommended Landscape Conditions:**

Nil.