

Landscape Referral Response

Application Number:	DA2024/0317
Date:	30/04/2024
Proposed Development:	Remediation works to existing retaining walls
Responsible Officer:	Michael French
Land to be developed (Address):	Lot 1 DP 593980 , 27 - 47 Birkley 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 proposed works involve reconstruction of existing retaining walls. The works require over excavation behind the walling alignment and there are existing trees in proximity. The Statement of Environmental Effects (SoEE) notes that an "Arborist Report has been prepared for the intended works and notes that the excavation required for new wall construction and to create space for drainage aggregate and conduits for work Area A will extend into the Structural Root Zone of a Weeping Bottlebrush, *Callistemon viminalis*, which may lead to its removal. In the first instance, retention is to be sought, with root damage to be inspected by a Project Arborist during excavation who will then determine if removal is necessary. It is noted that retention should be available if major root loss is avoidable", and that "Eight (8) other trees assessed will be retained and protected in accordance with the Arborist Report recommendations, noting minor root pruning may be required to three (3) of these trees without impact".

The Arborist Report is not presented as part of the development application documents. A previous Arborist Report was prepared for tree removal of two trees under TA2022/0736 and TA2023/0017, but this was a tree root investigation that provided evidence for tree removal, and does not provide any tree protection measures for existing trees to be protected as discussed in the SoEE.

Landscape Referral require confirmation as to whether and Arborist Report has been prepared specifically for this development application, or otherwise issue of an Arborist Report, that discusses tree protection measures to retain existing trees.

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.