

## Landscape Referral Response

<b>Application Number:</b>	DA2021/2405
<b>Date:</b>	03/02/2022
<b>Responsible Officer:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 15A DP 31138 , 14 Ernest Street BALGOWLAH HEIGHTS NSW 2093

### 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 demolition of existing site structures and the construction of a new dwelling and external works, as described and illustrated in the reports and plans.

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 where applicable

No Landscape Plan and No Arboricultural Impact Assessment accompany the application.

The architectural site plan number DA002 indicates native garden planting areas to the front and rear of the property, and protection of existing trees within adjoining properties, without any information to allow this to be assessed as complying with the requirements of the DCP controls 3.3.1, 3.3.2 and 4.1.5.

Council's Development Application Lodgement Requirements include a provision of a Landscape Plan prepared by a suitably qualified professional, and this shall be submitted and shall include proposals including hard and soft landscape design with indications for tree planting and screen planting where required.

Additionally, Council's Development Application Lodgement Requirements include a provision for a Arboricultural Impact Assessment for any tree within 5 metres of any development work (ie. excavation for building, utilities, and site structures). The report is to identify existing trees to be retained and protected, or require removal. No impact to any tree or vegetation within adjoining properties is permitted. The large Gum street tree shall also be included in the report to identify any excavation and construction impact from the proposed reconstruction of the driveway and from the proposed front fencing. The Arboricultural Impact Assessment shall consider the guideline standards under Australian Standard 4970-2009 Protection of Trees on Development Sites, including providing tree root investigations to support the proposed works, or otherwise suggest alternative design alignment and

construction techniques.

Following the issue of a Landscape Plan and a Arboricultural Impact Assessment, Landscape Referral are able to continue the assessment.

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.