

Landscape Referral Response

Application Number:	DA2021/1363
Date:	18/08/2021
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot 2 DP 209499 , 59 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

The development application is for the construction of a crossover and driveway, front boundary fencing and gate, carparking hardstand to the front setback, and landscape works.

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

The existing site landscape character provides for small gardens with one tree and decking at the rear of the property, and planting and paving to the frontage, and essentially the proposal maintains this character. Both the Open Space and Landscape Area of the proposal are below the requirements of the DCP.

Within the road reservation a Local Heritage street tree under item i77 of the LEP - Street trees in Alexander Street, exists fronting the development site and in close proximity to the proposed crossover and driveway. No arboricultural investigation is provided with the application to determine any impacts to the existing street tree (either Norfolk Island Pine or Cooks Pine). Under Council's DA Lodgement Requirements, a Arboricultural Impact Assessment shall be provided to determine any impacts or otherwise, and additionally a Tree Protection Plan shall be provided indicating tree protection measures to safeguard the retention of the street tree, such as tree fencing and / or trunk and ground protection.

The proposal requires the removal of one exempt species (identified as either Alexander Palm or Bangalow Palm) within the front of the property, and no objections are raised as exempt species do not require Council consent.

A Landscape Plan is provided and no issues are raised. The 1 metre high fence and gate comply with the DCP requirements, and replacement garden planting is provided to left over areas beyond the hardstand pavement.

Should Planning be satisfied with the planning merits of the proposal, Landscape Referral are able to provide conditions of consent for landscape works, following review of the required Arboricultural Impact Assessment that shall be issued to determine if there are impacts to the existing street tree.

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.