

Landscape Referral Response

Application Number:	DA2022/2081
Date:	22/02/2023
Proposed Development:	Change of use and construction of a golf club house and associated facilities.
Responsible Officer:	Maxwell Duncan
Land to be developed (Address):	Lot 2742 DP 752038 , 292 Condamine Street NORTH MANLY NSW 2100 Lot 2742 DP 752038 , 292 Condamine Street NORTH MANLY NSW 2100

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 application seeks consent for change of use and construction of a golf club house and associated facilities.

The Arborist's Report prepared by Aura Tree Services is noted.

The Report identifies 37 non-exempt trees to be removed and 11 exempt trees to be removed to accommodate the proposed works.

The Arborist's Report locates the trees on a plan in general location rather than identifying each tree. (Fig. 1 below)

The Demolition Plan shows trees to be removed from a detailed a Survey Plan. (Fig. 2 below)

The trees should be identified on the Survey Plan so that each tree is identified via their corresponding number in the Report. The trees' Tree Protection Zones and Structural Root Zones are also required to be shown on the plan to enable assessment of impacts of the proposed works and to clearly identify the trees to be removed and trees to be retained as applies to this application.

The Arborist's report appears to refer to trees being removed adjacent to the existing tennis courts whereas the Demolition Plan does not identify these trees to be removed.

The additional information referred to above is required to be provided to enable proper assessment of the impacts to be made and, in the event of providing conditions, a clear plan identifying trees to be retained and removed.

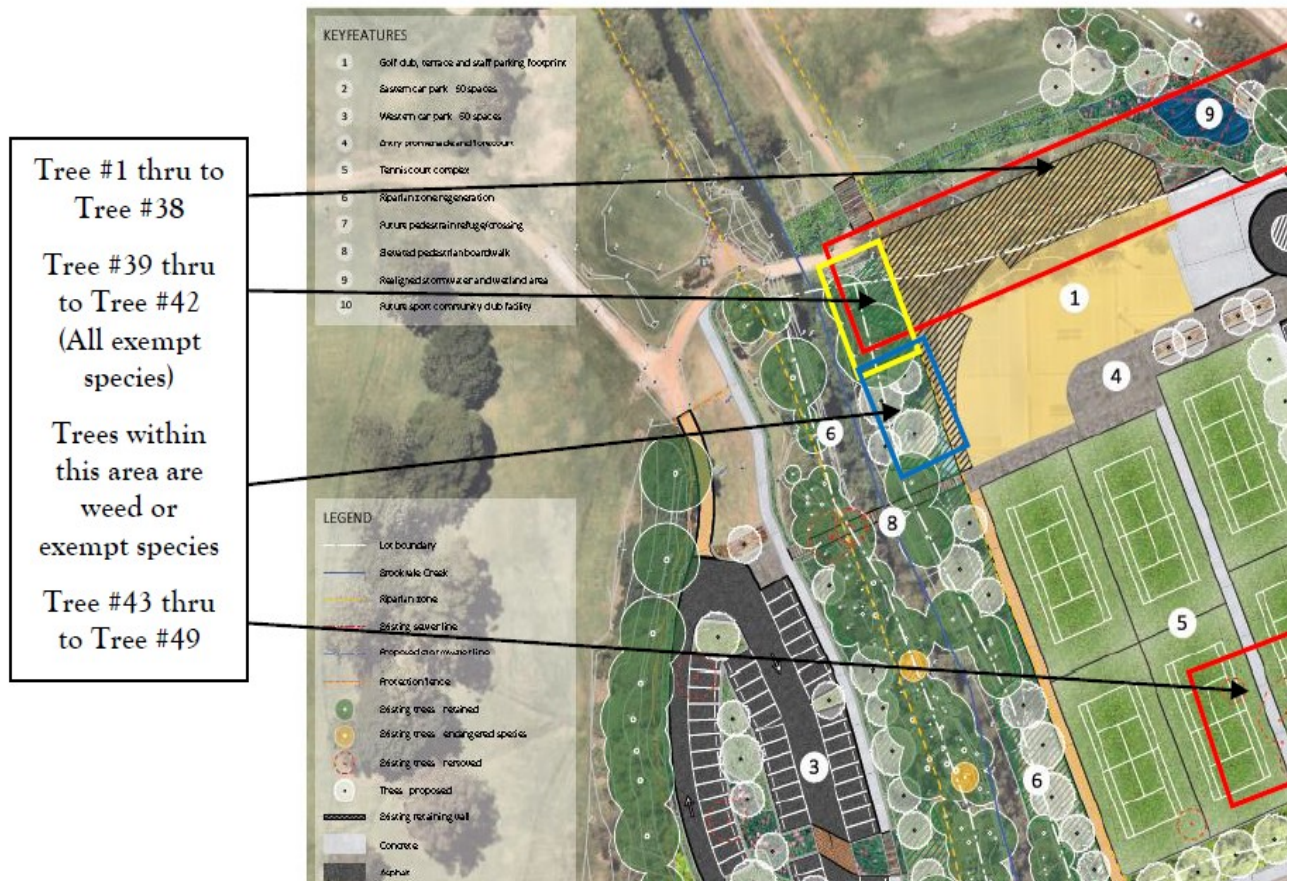


Fig. 1 - Tree location plan from the Arborist's Report

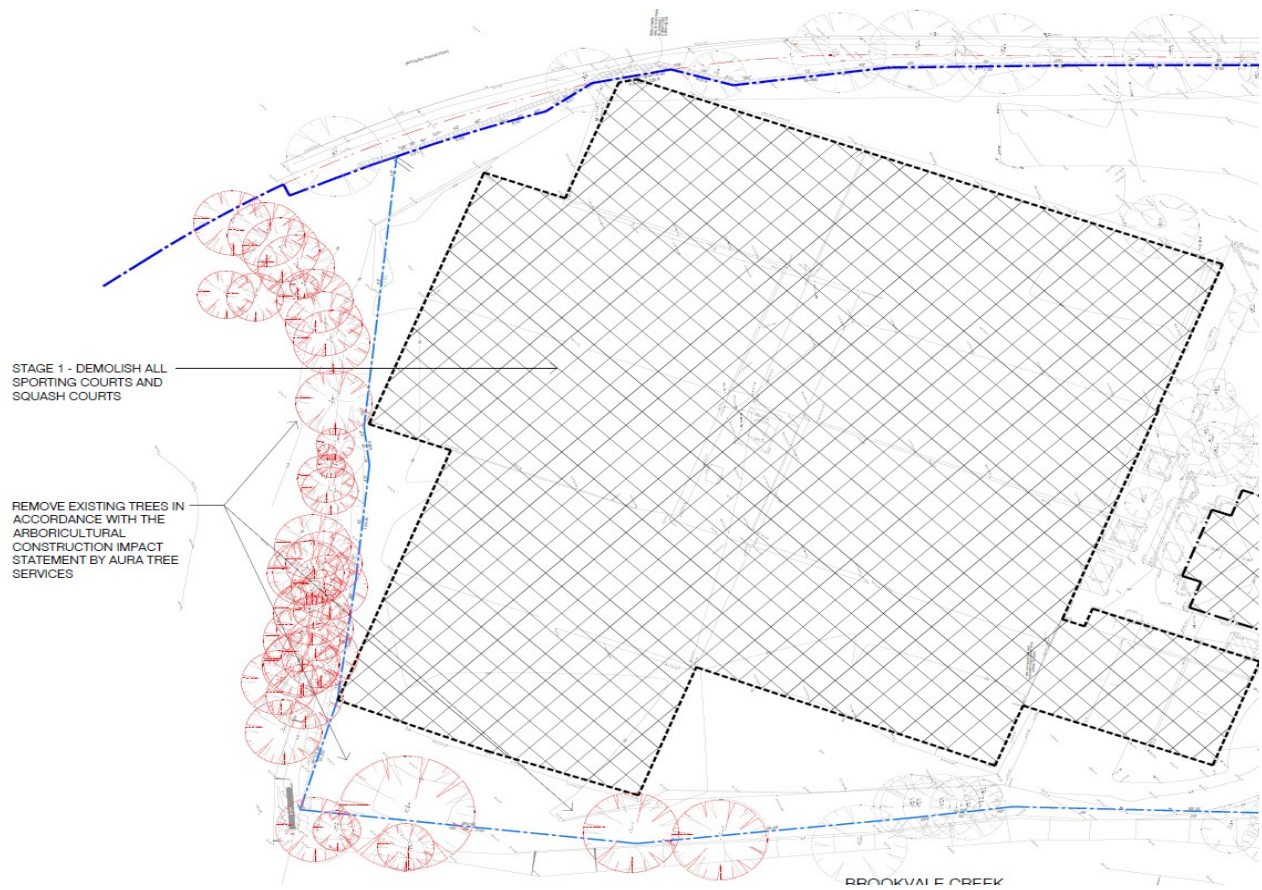


Fig. 2 - Surveyed tree location indicated on the Demolition Plan.

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.