

Landscape Referral Response

Application Number:	DA2023/1367
Date:	24/10/2023
Proposed Development:	Alterations and additions to a dwelling house and associated works
Responsible Officer:	Michael French
Land to be developed (Address):	Lot 2 DP 900589 , 30 Pacific 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 proposal is not supported with regard to landscape issues.

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

It is noted the existing street tree fronting the property is proposed to be removed. Landscape referral notes the heritage item I192 covers the street trees along Pacific Street (from Collingwood Street to Malvern Avenue) and as such the removal of the street tree is deferred to Council's heritage referral for comment. Landscape referral can continue the assessment upon receipt of the heritage referral comments.

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.