

## Landscape Referral Response

<b>Application Number:</b>	DA2025/0142
<b>Date:</b>	26/03/2025
<b>Proposed Development:</b>	Alterations and additions to residential care facility
<b>Responsible Officer:</b>	Jordan Howard
<b>Land to be developed (Address):</b>	Lot 1 DP 550275 , 280 Condamine Street MANLY VALE 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 application seeks consent for: Alterations and additions to residential care facility.

The Arborist's Report prepared by Mark Bury and Landscape Concept Plans prepared by Christina Silk are noted.

The Arborist's report incorporates the findings of a root mapping investigation.

The investigation assesses potential impacts on two trees adjacent to the proposed widened entry/driveway.

The Report concludes that the widening works can occur with an acceptable level of impact on the trees, subject to Arboricultural supervision.

The Concept Landscape Plans indicate that a new fence is proposed to the Condamine Street frontage of the site. The Architectural Plans indicate the fence to be a 2.4m acoustic panel wall.

The Landscape Plans indicate the wall to be located on the western boundary, forward of an existing hedge.

Details of the proposed wall materials are required. It is also recommended that the wall be located on the inside of the existing hedge to enable a better streetscape presentation if a 2.4m high wall is proposed.

No details of the proposed planters in the courtyards on the western side of the site have been provided. It is unclear if raised planters or ground level planting is proposed. Proposed tree species should also be provided for assessment.

At this stage, the proposal is not supported due to lack of information.

Additional information will enable further assessment to be undertaken.

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.