

Landscape Referral Response

Application Number:	DA2024/0685
Date:	05/07/2024
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool and carport
Responsible Officer:	Lachlan Rose
Land to be developed (Address):	Lot A DP 106210 , 58 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

Landscape Referral review of the proposal is specific to the impact from the proposed crossover across the road reserve to the existing Port Jackson Fig (*Ficus rubiginosa*), that is listed in Schedule 5 of Manly LEP 2013, as part of heritage item i77 - Street trees - Alexander Street (from Collingwood Street to Balgowlah Road).

The Statement of Environmental Effects, following from advice provided as part of pre-lodgement PLM2024/0009, nominates a "permeable bitumen driveway constructed above existing grade". This construction methodology is supported by the Arboricultural Impact Assessment following sensitive tree root investigations that uncovered significant tree roots that are unable to be impacted upon.

Landscape Referral provided the following advice as part of the pre-lodgement meeting:

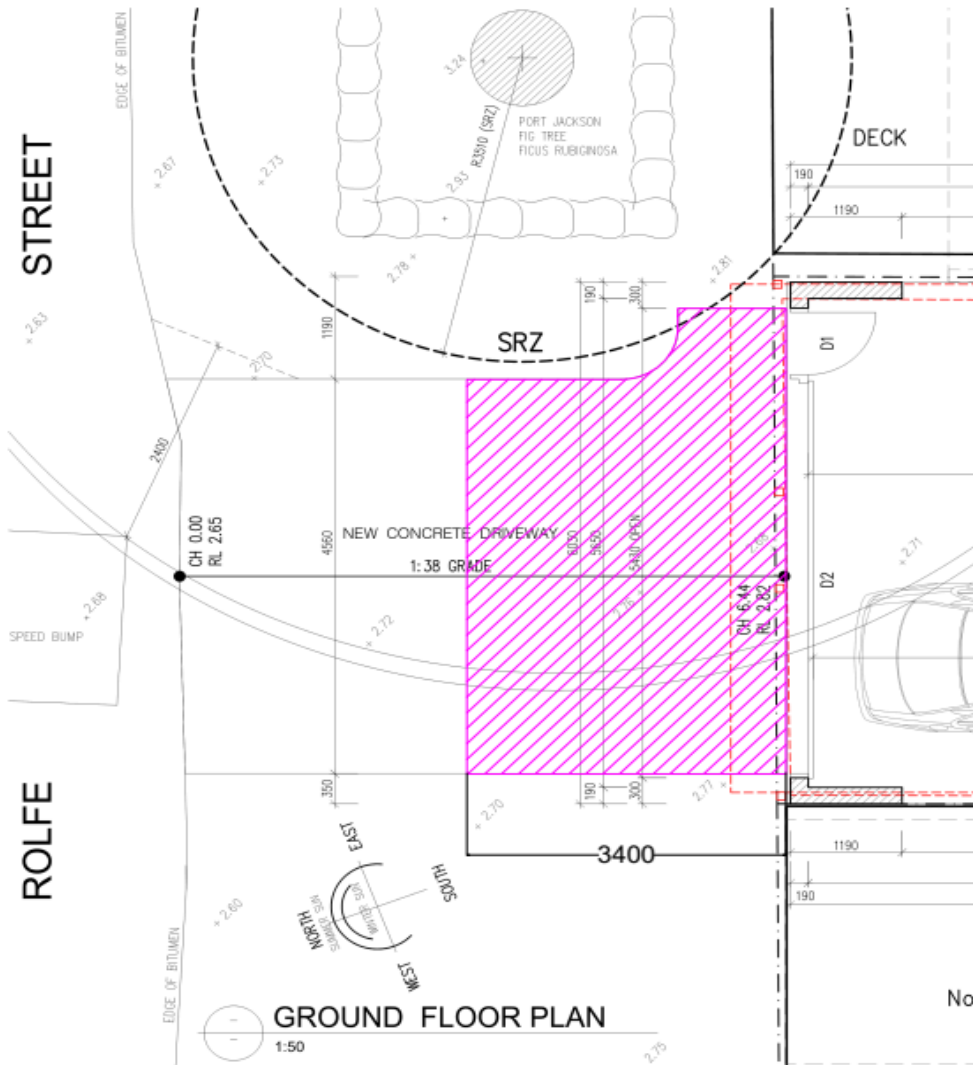
(8) To preserve the existing Port Jackson Fig, no excavation of subgrade below existing ground is advised.

(9) Maintain existing natural ground access across the road reserve.

(10) Above existing natural ground construction methodology techniques are to be utilised ie. porous asphalt consisting of gravel base and standard bituminous asphalt in which the fines have been screened and reduced, creating void space to make it permeable to water.

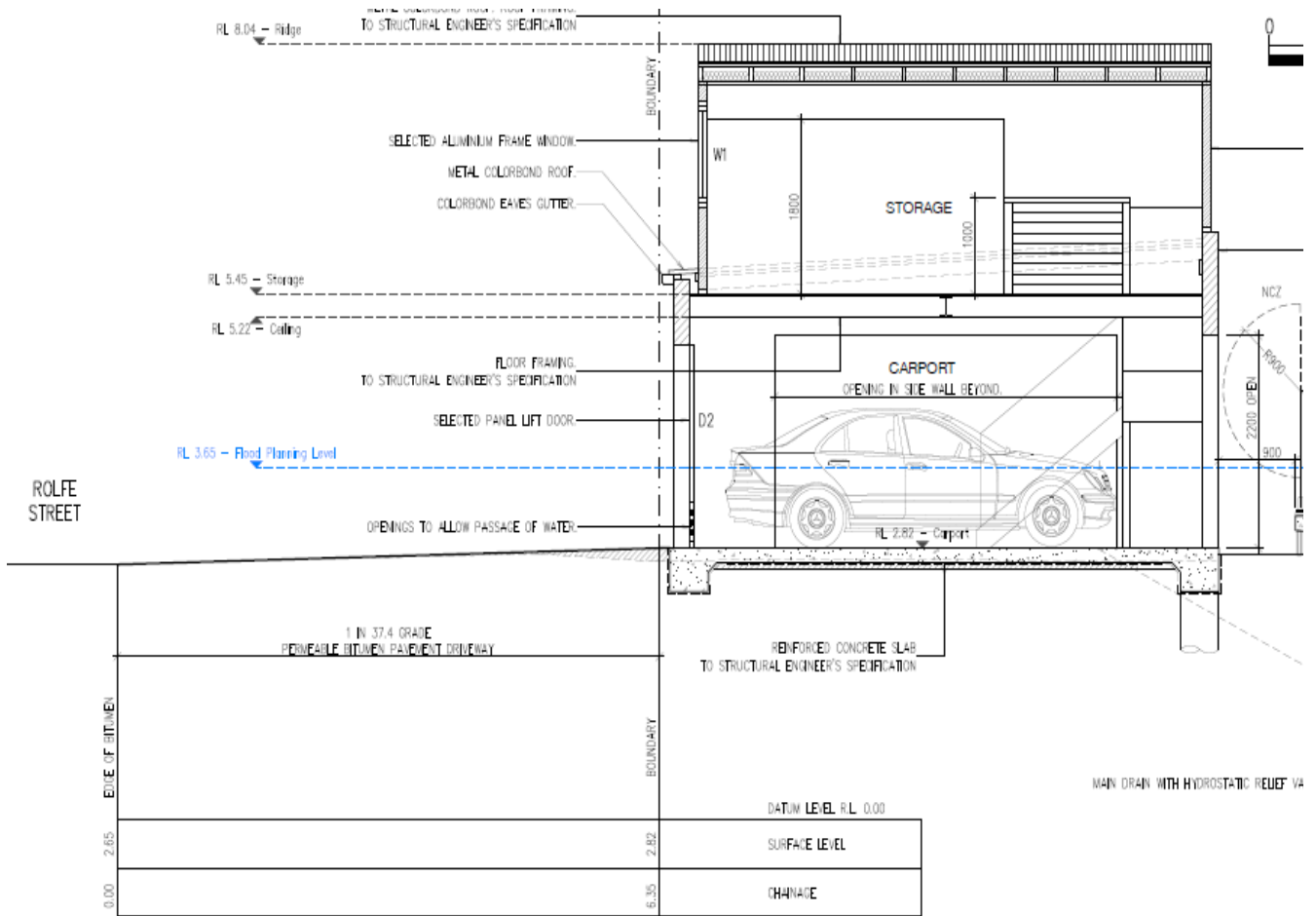
The submitted Root Investigation - Brief of Findings by Complete Arborcare provides the following recommendations:

3.1 To ensure that the subject *Ficus rubiginosa* will not be impacted by the proposed driveway crossover, the area hatched in magenta below will be required to be constructed above existing grade.



3.2 Root mass observed at the eastern border of the proposed crossover will prevent piers being constructed in this location. A cantilevered or suspended section will be required in this section.

On review of documents to assist in recognising the requirements for driveway design above existing grade, it is noted that there is no Engineering references or design submitted for the driveway across the road reserve, and it remains unknown from the driveway longitudinal section B-B, below, if attention has been allocated to the required structural design for the driveway, including existing levels and proposed raised levels above the existing grade as required to preserve existing tree roots.



SECTION B - B
1:50
DRIVEWAY LONGITUDINAL SECTION
1:50

LEVELS TAKEN FROM SURVEY PLAN PREPARED BY DA SURVEYS
FILE REFERENCE : 5538 ACAD: P553801DWG DATED 1/03/2022.

POOL FENCES

Externally a fence must be made of material that has a minimum height of 1.2 metres above the likely conditions of weather, pool chemicals, pollution, debris, insects, etc. Fences must have an effective permeable height of 1.2 metres. Existing standard pool fences can be used provided they are well-maintained and are at least 1850mm high to the outside of the outside of the pool and the 60 degree splash sections are to be fixed securely to the middle and top rails. (Unless fence height is over 2400mm).

When a fence is not controlled by the pool owner, the council's boundary fence the pool area must be protected for a minimum of 1.2 metres by an approved safety fence. Guard rails between forms of fence and guard rail must not exceed 100mm and any horizontal rails, rails, etc. which could catch clothing, should be on the pool side of the fence. If rails on the outside they should be at least 900mm apart. The space between vertical members must not exceed 100mm.

POOL GATES

These must open outward only and have an effective permeable height of 1.2 metres. They must return to the closed position and engage the lock automatically from any position and not require a key using the manual release mechanism. The lock must be at least 1.5 metres above ground level unless it is inside the fence and only be reached over or through a fence higher than 1.2 metres or is 150mm below the fence top (no hand hold) and be at least 150mm away from the edge of any hand hold opening. Locks less than 1.5 metres above ground level must be shielded so that no opening greater than 10mm is above the 45mm x 45mm hole or at least 12 metres from ground level.

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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.