

Landscape Referral Response

Application Number:	DA2024/0435
Date:	07/05/2024
Proposed Development:	Alterations and additions to a dwelling house
Responsible Officer:	Michael French
Land to be developed (Address):	Lot 2 DP 531441 , 18 Pacific Parade 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

It is observed that the submitted documents illustrating the proposed driveway ignores the presence of the existing street tree (Jacaranda) that is located within the area proposed as crossover and driveway. Council do not support removal of the existing Jacaranda street tree.

It is advised that any proposed driveway should be located to avoid the tree roots of the Jacaranda as well as the tree roots of the Eucalyptus located in adjoining property at number 20. Furthermore any such proposal shall be based on arboricultural evidence by way of a sensitive tree root investigation conducted by a qualified level 5 Arborist.

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.