

Landscape Referral Response

Application Number:	DA2022/0033
Date:	02/03/2022
Responsible Officer:	Daniel Milliken
Land to be developed (Address):	Lot B DP 360797 , 30 A Addison Road MANLY NSW 2095 Lot LIC 30002346 , 30 A Addison Road 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 development application is for the demolition of existing structures, and the construction of a new dwelling and associated landscape works, as described and illustrated in the reports and plans. A Landscape Plan and a Arboricultural Impact Assessment accompany the application and are assessed as part of this Landscape Referral.

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 where applicable

Clarification is required to continue the landscape referral assessment.

The Arboricultural Impact Assessment report includes removal of existing conifers along the existing driveway within a landscape strip. The report includes a plan that shows this strip as a pedestrian access with paverslabs and thus removal of the trees would be required to accommodate the access path. However, neither the Site Plans nor the Landscape Plans show this area as an access path. The Site Plan indicates this area as a landscaped area with the retention of the low brick wall and the Landscape Plan shows this area as newly planted including the low retaining wall. Therefore the reason for tree removal is uncertain as these trees (*Thuja orientalis*) are not Exempt Species and any at 5 metres or higher require Council consent.

Other existing trees within the property in vicinity of the existing dwelling are proposed for removal and no concerns are raised as these are Exempt Species by either proximity to an existing dwelling, size or species type. No concerns are raised regarding the Landscape Plan, subject to conditions to be imposed for native small tree planting, and the resolution of the existing driveway landscape area and the status of the existing *Thuja orientalis* along the driveway.

Co-ordinated plans and reports are required to continue the Landscape Referral assessment.

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.