

Landscape Referral Response

Application Number:	DA2018/2050
Date:	05/03/2019
Responsible Officer:	Catriona Shirley
Land to be developed (Address):	Lot 11 DP 18517 , 57 Macmillan Street SEAFORTH NSW 2092

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 landscape component of the proposal requires arboricultural information to continue the landscape assessment as the development may impact upon an existing tree (She-Oak) located along the boundary between No. 57 and 55 Macmillan Street.

Council's Landscape section have assessed the application against the landscape controls of Manly DCP2013, section 3: General Principles of Development, and section 4: Development Controls and Development Types, and specifically: 3.3.1 Landscaping Design; 3.3.2 Preservation of Trees or Bushland Vegetation, including 3.3.2.3 (c); 3.3.3 Footpath Tree Planting; and 4.1.5 Open Space and Landscaping.

No Landscape Plan nor Arboricultural Impact Assessment report is provided with the development application.

It appears the existing She Oak may be located in close proximity to an existing building, and under 3.3.2.3 (c), Council's authorisation for tree removal is not required if the base of the trunk of the tree at ground level is located within 2 metres of an existing building. This information is not presented on the development application documents and this must be documented by a registered surveyor.

If the She-Oak is more than 2 metres from an existing building, an arboricultural impact assessment, prepared by an Arborist with a AQZ level 5 qualification in horticulture, is required to assess the long term health of the tree and provide recommendations. Existing trees assessed with a High significance will not be approved for removal. Trees assessed with a Medium significance will be considered for removal or retention on merit. Trees assessed with a Low significance are considered suitable for removal.

In the absence of a Landscape Plan, landscaping shall be conditioned to satisfy Manly DCP2013, including the provision of street tree planting to satisfy 3.3.3, the provision of native tree canopy planting on site satisfy 4.1.5, and any boundary screen planting to satisfy 3.3.1.

Referral Body Recommendation

Recommended for refusal

Refusal comments**Recommended Landscape Conditions:**

Nil.