

Landscape Referral Response

Application Number:	Mod2023/0211
Date:	22/06/2023
Proposed Development:	Modification of Development Consent DA2019/0916 granted for Demolition works and construction of a dwelling house including swimming pools
Responsible Officer:	Maxwell Duncan
Land to be developed (Address):	Lot 28 DP 8075 , 32 Bower 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

The application is for modification to development consent DA2019/0916.

The proposed modifications are significant and further impact to trees are proposed. Landscape Referral notes the Arboricultural Assessment and Tree Management Plan included in the modification was completed to satisfy condition 10 of DA2019/0916 "*This report has been requested to detail the arboricultural impacts associated with the approved works (DA2019/0916) and to make recommendations for the protection and preservation of those trees considered as a material constraint to the development as per Condition 10 of the Conditions of Consent*". It is noted the arboricultural report is dated 18/10/22 and the architectural plans and landscape plans are dated 07/03/23 and 22/02/23 respectively, and as such the arboricultural report does not assess the proposed design changes. Furthermore, from the available satellite imagery it appears some tree removal has already been completed. To accurately assess the proposed modifications, an updated Arboricultural Impact Assessment shall be submitted assessing the latest architectural and landscape designs. The updated Arboricultural Impact Assessment shall identify and assess all trees that remain onsite or in the vicinity of the proposed works; and additionally, the Tree Protection and Removal Plan (drawing L-S4.55-03 by 360) shall be updated to show trees to be removed as part of the modification, trees that have already been removed, and trees to be retained.

Landscape Referral can continue the assessment upon receipt of further information.

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.