

Landscape Referral Response

| | |
|--|---|
| Application Number: | DA2024/0864 |
| Date: | 10/07/2024 |
| Proposed Development: | Alterations and additions to a dwelling house |
| Responsible Officer: | Nick Keeler |
| Land to be developed (Address): | Lot 5 DP 10399 , 4 Jamieson Avenue FAIRLIGHT NSW 2094 |

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

Council's Landscape Referral section have considered the application against the Manly Local Environment Plan (MLEP), and the following Manly DCP 2013 (MDCP) 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.

Impact to trees and vegetation within adjoining properties is not permitted and stormwater works and paving is proposed in close proximity to the existing Cheese Tree within adjoining property identified in the Arboricultural impact Assessment (AIA) as tree 7, and as recommended in the AIA a non-destructive root investigation will be required to be undertaken to assess whether or not the proposed works are viable or whether the proposed works shall be relocated / realigned. The non-destructive root investigation shall be conducted complying with clause 3.3.4 of AS 4970-2009 Protection of Trees on Development Sites. Additionally it is unknown if the documented 'paved path' is the existing paving proposed to remain in place or otherwise new pavement and should the proposal be for new paving with excavation then the non-destructive root investigation shall include existing trees 4, 5 and 6 with the adjoining property. All non-destructive root investigation shall be conducted along the alignment of the proposed works within the development property.

The application does not provide a Landscape Plan, and the proposal to remove a street tree within the road reserve will require requirement planting, and additionally any approval to remove prescribed trees within the property will require tree replacement, and such information is to be submitted. Additionally there are many other trees and/or palms within the property that are from observation, exempt species and for justification these shall be identified in reports or plans to allow assessment of canopy replacement required. It is noted that exempt species are able to be managed or removed without Council consent.

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.