

Landscape Referral Response

Application Number:	DA2021/1881
Date:	25/10/2021
Responsible Officer:	David Auster
Land to be developed (Address):	Lot 7 DP 85606 , 83 Sydney 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 alterations and additions to an existing dwelling.

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

The existing site contains established landscape gardens with trees, vegetation, and lawns. The statement of environmental effects notes that the proposed development works do not impact upon the existing landscape setting, and that no existing trees or substantial planting to the site will be altered from the proposed works.

The proposed rear timber deck is in close proximity to an existing tree located within the property. Additional a below ground water tank is proposed under the timber deck. A portion of the proposed works are within the tree protection zone of the existing tree.

No arboricultural investigation is submitted by the applicant as formation to be submitted in accordance with Council's DA Lodgement Requirements when existing trees are within 5 metres of development.

Information is required on the impact from the proposed above ground timber decking in terms of pier footing locations within the structural root zone and the impact from the proposed below ground water tank from excavation within the tree protection zone, including tree protection construction techniques and measures.

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.