

Landscape Referral Response

Application Number:	DA2019/0547
Date:	30/08/2019
Responsible Officer:	Rhiannon McLardy
Land to be developed (Address):	Lot A DP 106210 , 58 Alexander 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

Additional Information Comment 30/08/2019

A supplementary Arborist's Report with the results of root mapping investigations (as recommended in the previous referral) has been provided. The results of the investigation confirms that any new driveway must be constructed above existing ground levels.

No amendments to the plans have been provided indicating how this is to be achieved. As detailed in the previous referral, this may include suspended slab, pier & beam, etc. No new details have been provided of the proposed method and resultant finished levels for the driveway, which would vary depending on the method chosen.

The plans indicate porous paving to the crossover in the road reserve. Council's standard is for a concrete crossover with fall away from the site. The issue in this case is that if the driveway levels are required to be elevated above those shown on the plans to accommodate standard driveway materials and gradients, the garage floor level would also be required to be raised which may have implications for flooding and overall height of the building.

If the above can be addressed further assessment and conditions may be provided, however at this stage the impacts of the application in relation to the planning controls are not able to be adequately assessed due to lack of information as described above.

Original Comment

At the rear of this property (within Rolfe St) a significant indigenous Port Jackson Fig is located that will be impacted by approx. 20% of the tree protection zone. Under Australian Standard AS 4970-2009 Protection of Trees on Development Sites, such impact requires a Root Investigation. This tree is identified as T2.

Given the significance of the tree, the results of a Root Investigation, as recommended in the applicant's Arborist report, are required prior to determination of this DA.

Should major roots be found and the tree stability is compromised, the driveway can't be approved according to standard driveway construction techniques. An alternative driveway design such as pier & beam, suspended slabs, screw piles etc. would need to be provided at DA stage, which will also require assessment by Council's Development Engineers.

Additionally the existing Jacaranda (T1) will be impacted, and the Root Investigation shall also address this. It is noted that removal of the Jacaranda may be supported based on the assessed retention value, subject to street tree replacement.

At this stage, the proposal is not supported with regard to landscape issues. If additional root mapping and driveway design information can be provided, further assessment can be undertaken.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.