

Landscape Referral Response

Application Number:	DA2024/1782
Date:	17/01/2025
Proposed Development:	Alterations and additions to a semi-detached dwelling
Responsible Officer:	Reeve Cocks
Land to be developed (Address):	Lot 1 DP 90346 , 28 George 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 proposal is for a new crossover and driveway across the road reserve to accommodate a new car space within the front setback. An existing street tree occurs within the road reserve and under Council's DA Lodgement Requirements, an Arboricultural Impact Assessment is required to support any development works in proximity to existing trees and assess impacts and/or tree protection measures. Landscape Referral consider the alignment of the proposed crossover and driveway will impact the existing street tree and do not support the proposal, given that there is no arboricultural evidence to support the proposal.

An alternative location for the crossover and driveway further away from the existing street tree may assist to reducing street tree impacts that may be managed, and this should be investigated in the Arboricultural Impact Assessment.

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.