

Landscape Referral Response

Application Number:	DA2020/0075
Date:	27/03/2020
Responsible Officer:	Penny Wood
Land to be developed (Address):	Lot CP SP 38216 , 126 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 proposed works have the potential to impact upon the canopy of the tree adjacent to the terraces. It is recognised that the works should have minimal impact on the roots of the tree, but it is unclear of what the extent of impact on the canopy of the tree will be.

The tree is worthy of protection and as such, the applicant should provide an Arborist's Report (AQF Level 5 Consulting Arborist) indicating the impact of the works on the tree, particularly in relation to the amount of canopy that will be required to be removed to accommodate the extended decks and the impact of such removal on the tree's useful life expectancy.

The Report should identify which branches are to be removed and the estimated percentage of canopy cover that will be removed. Ideally this should be no more than 15%.

The identification of the branches to be pruned can then be included in a consent if the proposal is to be approved.

At this stage, the proposal cannot be supported due to lack of information, however, if the above can be addressed no further issues are raised.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.