

Landscape Referral Response

Application Number:	DA2024/0908
Date:	01/08/2024
Proposed Development:	Demolition works and construction of a dwelling house
Responsible Officer:	Michael French
Land to be developed (Address):	Lot 287 DP 235073 , 72 Frenchs Forest Road SEAFORTH NSW 2092

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 where applicable.

One existing tree is located at the rear of the property and this is identified on the Landscape Plans. There are existing trees within adjoining properties in proximity to development works and under Council's DA Lodgement Requirements, a Arboricultural Impact Assessment (AIA) is required to assess impacts to existing trees of development within 5 metres. It is noted that existing exposed rock outcrops are in proximity to the trees with adjoining property and it unknown the extent of tree root disturbance without a AIA. Should the impact be assessed as minor, tree protection measures shall be included in the AIA.

The Landscape Plans submitted raise no major concerns, and include preserved rock outcrops in parts, new tree planting, existing retained landscape garden and lawn as identified, and new screen planting to boundaries. However the nominated Cupaniopsis tree species is not permitted as it is a self-seeding invasive species within the northern beaches, and either amended landscape plans are to be submitted, or otherwise conditions shall be imposed for amended landscape plans.

An Arboricultural Impact Assessment is required to be submitted.

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.