

Landscape Referral Response

Application Number:	DA2025/0521
Date:	02/06/2025
Proposed Development:	Demolition works and construction of a dwelling house
Responsible Officer:	
Land to be developed (Address):	Lot 12 DP 6210 , 32 Macmillan Street 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

Further information is required to continue the landscape assessment.

The Landscape Plan is noted and can be supported subject to conditions to satisfy tree planting requirements as listed under Manly DCP Schedule 4 - Part B - Native Tree Selection and other landscape outcomes.

The application however does not provide arboricultural information (Arboricultural Impact Assessment) on the impact to the existing Brushbox street tree in Macmillan Street verge and the proposal includes a new driveway within close proximity. It is advised that a sensitive tree root investigation shall be part of the report to provide definitive evidence.

Additionally, consideration and impact assessment of existing neighbour's trees and vegetation regardless of species type, within 5 metres of proposed development works shall be assessed. All existing prescribed trees within the property shall be assessed.

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.