

Landscape Referral Response

Application Number:	DA2022/0810
Date:	24/06/2022
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot B DP 86809 , 62 Ellery Parade 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

The development application is for demolition of existing structures and the construction of a new dwelling, as described and illustrated in the Reports and Plans.

Council's Landscape Referral section have considered the application against the Manly Local Environment Plan, and the following Manly DCP 2013 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

A Landscape Plan is submitted and this is inadequate and does not satisfy the landscape objectives of 3.3.1 and 4.1.5, and an amended Landscape Plan is required to be submitted for assessment. It is noted that existing trees within the site required to be removed include two exempt species under 5 metres in height and no concerns are raised. However proposed works are in the vicinity of existing trees within adjoining properties and thus a Arboricultural Impact Assessment shall be submitted, and additionally the report is required to provide tree protection measures for others trees within the property to be preserved.

To assist the applicant the following information is requested and documented in accordance with Council's DA Lodgement Requirements:

Amended Landscape Plan

- maximise soft landscaped areas and open space at ground level, encourage appropriate tree planting and the maintenance of existing vegetation and bushland
- provide native tree planting to satisfy 3.3.1 and 4.1.5.2, provided to the front and rear setback within deep soil to soften the development
- landscaping to provide adequate private open space amenity including shrub screen planting for private open space areas, to satisfy 3.4
- retain landscape features such existing trees within the site and within the road verge and any rock outcrops
- design consideration should be given in tree planting locations to minimise loss of sunlight, privacy,

views, and noise for neighbouring properties

Arboricultural Impact Assessment

- impact of development upon the existing trees within the site, and for any existing tree on adjoining properties located 5 metres from the site (building and associated excavation or fill zones), in consideration of 3.3.2
- provide clarification on which trees are to be retained, including tree protection measures, and which trees are to be removed
- assessment of excavation and construction impacts upon the SRZ and TPZ, tree protection requirements, and recommendations. Recommendations shall include the setback distance from each tree where no construction impact is to occur to ensure the long term retention of the tree

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.