

Landscape Referral Response

Application Number:	DA2022/1848
Date:	09/12/2022
Proposed Development:	Alterations and additions to a dwelling house
Responsible Officer:	Maxwell Duncan
Land to be developed (Address):	Lot 22 DP 805188 , 173 A Seaforth Crescent 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, 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

No Landscape Plan is submitted with the application to support comments in the Statement of Environmental Effects " ... with new landscape plantings to be provided throughout the site ... The rear yard area can be provided with supplementary screen planting to provide adequate soil depth to sustain the screening" and as such Landscape Referral are unable to assess how the proposed development complies with 3.3.1 and 4.1.5 listed above without plans indicating the landscape design intent.

Additionally the Statement of Environmental Effects notes that no existing trees are impacted yet the plans indicated that at least two existing trees, if not more, are within 5 metres of proposed development works, and as listed under the Northern Beaches Council's DA Lodgement Requirement, an arborist report 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.