

Landscape Referral Response

Application Number:	DA2023/1781
Date:	22/12/2023
Proposed Development:	Construction of a secondary dwelling
Responsible Officer:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 45 DP 1066986 , 1 Magnolia Lane 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
- The existing site does not contain any landscape or natural features of note and no prescribed trees are found upon the property. The proposed secondary dwelling is in proximity to existing trees within adjoining property. No Arboricultural Impact Assessment is submitted as listed under Council's DA Lodgement Requirements.

It is noted that the extent of encroachment may be minor and tree protection measures may be utilised to ensure tree protection of neighbouring trees within 5 metres of any proposed development works. It is the applicant's responsibility to provide the listed information under the DA Lodgement Requirements, and in this instance an arboricultural investigation and report shall be submitted with particular reference to identifying tree protection measures such as fencing and ground protection to be installed to protect neighbouring tree(s), and Landscape Referral are able to continue the assessment upon receipt of this information

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.