

## Landscape Referral Response

<b>Application Number:</b>	DA2023/1933
<b>Date:</b>	24/01/2024
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a double carport
<b>Responsible Officer:</b>	Reeve Cocks
<b>Land to be developed (Address):</b>	Lot C DP 162702 , 31 Montauban Avenue 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 proposal includes commentary that the existing vegetation upon the property shall be retained including the prominent trees within the rear of the property. It is noted Plan A012 includes identification of raising existing ground levels around the trees at the rear of the property and this is not supported. Altered ground levels typically result in long term impacts to existing tree health, and should the application be approved, conditions shall be imposed for retention of the existing ground levels within the tree protection zone.

The development application includes retention the following trees within the rear: tree numbers 11 (Crepe Myrtle), 13 (Lemon Scented Gum), 14 (Silky Oak), 15 (Liquidamber), 16 (Brushbox), and 17 (Waratah). The proposed fill is likely to impact upon trees 13 and 14 and no arborist report is submitted to identify any possible solutions to accept such raising of natural ground and should the applicant wish to continue with this proposal a Arboricultural Impact Assessment is to be submitted in accordance with Council's DA Lodgement Requirements. It is observed that a CDC approval for a new shed is located between trees 14 and 15, however the impact of such construction works is unknown and it is noted that both species are exempt species that do not require Council consent for management or removal prior to any development application. Landscape Referral however under a development application assessment are able to condition for protection as this is the proposal before Council and assessment is made on the basis of such retention. Should the two trees be removed, canopy loss replacement is required.

A Landscape Concept Plan is submitted and noted. Landscape Referral consider that the proposed additional built form augmentation as presented to the streetscape requires softening in accordance with Manly DCP control 3.3.1 Landscape Design, and this requires tree planting within the front setback in accordance with Manly DCP Schedule 4 - Part B - Native Tree Selection. Additionally the

Landscape Concept Plan is not prepared in accordance with Council's DA Lodgement Requirements, and the design intent through clarity in documentation is not readily recognised.

At this stage Landscape Referral requires confirmation to address the abovementioned concerns.

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.