

Landscape Referral Response

Application Number:	DA2019/1111
Date:	11/12/2019
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 2 DP 236331 , 135 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

The development application proposes the construction of an elevated swimming pool and associated decking and stairs, and a proposed shade structure.

The landscape component of the proposal requires the removal of five existing trees assessed as exhibiting low retention value by a arboricultural assessment. No objection is raised to the proposed removal as part of development, subject to replacement tree planting.

However, concern is raised that the proposed height of the pool and decking is up to approximately 5 to 6 metres above the existing ground level and as such presents privacy impacts to adjoining properties.

A Landscape Plan is provided indicating planting to the perimeter of the pool and decking with the intent to provide visual screening. Such planting, if successful, is unlikely to reach sufficient height in the short term to provide any privacy for adjoining properties.

Clause 4.1.9 Swimming Pools, Spas and Water Features of Manly DCP provides clear objectives that have not being meet by this proposal, including the location of pools to maintain privacy of neighbouring properties (objective 1), and 4.1.9.1 Height above ground, where swimming pools must be built on or in the ground and not elevated more than 1m above natural ground level.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.