

Landscape Referral Response

Application Number:	DA2022/1954
Date:	05/12/2022
Responsible Officer:	Brittany Harrison
Land to be developed (Address):	Lot 40 DP 13750 , 13 Wakehurst Parkway 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 is not supported with regard to landscape issues.

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

As a general principle, the site planning layout shall be determined following arboricultural investigations and recommendations. Any proposal to remove existing trees of medium to high retention value will not be supported by Council if an alternative design arrangement is available, as assessed by Council. The pool location should be reconsidered to allow the retention of the prescribed trees 1 and 2.

Landscape Referral cannot support the application in its current form.

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.