

## Landscape Referral Response

<b>Application Number:</b>	DA2023/0696
<b>Date:</b>	27/06/2023
<b>Proposed Development:</b>	Construction of a dwelling house including swimming pool
<b>Responsible Officer:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 16 DP 200638 , 60 Castle Circuit 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

The Arboricultural Impact Assessment (AIA) assessed 32 trees of which eight trees (trees 1, 23, and 27-32) are located outside the property boundary. Trees 27-32 are located on public land, and as such must be retained and protected during works. Trees 1 and 23 are located on private land, and also must be retained and protected during works. It is noted tree 1 is a weed species proposed for removal and Landscape Referral raises no concerns with its removal; however, as it is located on the neighbouring private property written consent must be received from the neighbouring property owner and provided to Council before it can be removed.

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.