

Landscape Referral Response

Application Number:	DA2023/1230
Date:	20/09/2023
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool and associated works.
Responsible Officer:	Claire Ryan
Land to be developed (Address):	Lot 175 DP 4889 , 163 Seaforth Crescent SEAFORTH NSW 2092 Lot 6 DP 212783 , 161 B 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 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

No concerns are raised with the removal of exempt trees 30, 34, 35, 36 and 37 nor the removal of trees 31 and 32, subject to native tree replacement. It shall be noted that any on slab landscaping must meet Council's minimum soil depth requirements; 300mm for groundcovers/grasses and 600mm for shrubs.

The Arboricultural Impact Assessment (AIA) under section 1.4 references architectural drawings dated "30 September 2021". Landscape Referral notes that the submitted architectural drawings are dated 12/07/2023. The AIA shall be updated to assess the latest set of architectural drawings and any relevant information from the landscape and stormwater drawings. It is noted the proposed carport structure to the front of No. 163 will directly impact tree 2. Tree 2 is rated AA1 and shall be retained. The design of the carport structure shall be completed in collaboration with the Arborist and commentary shall be provided in the AIA that supports the retention of tree 2. Furthermore, it appears a retaining wall structure is proposed along the southern boundary, adjacent to the inclinor, and concern is raised with its impact to neighbouring trees 43 and 44. The AIA shall also provide comment

on this matter.

Landscape Referral can continue the assessment upon receipt of more 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.