

Monday, 17 February 2025

Northern Beaches Council

Attention: Lachlan Rose, Development Assessment Planner

Email: mail@northernbeachescouncil.nsw.gov.au

2 New Street East, Balgowlah NSW 2093 Lot 12; DP 12383

DA 2025/0088

**Response to Landscape Referral: Dated 13.02.2025**

We have reviewed the Landscape Referral Letter provided by Northern Beaches Landscape Officers. We would like to take the opportunity to provide additional information and makes some clarifications on items deemed unsupportable.

**Item 1.** The proposed driveway crossover and the council tree: We understand the concerns, and an Arborist has been engaged to investigate and advise on the proposal and any impacts on the tree. Report to be provided. Any recommended changes or design of the crossover as a result of the Arborists investigation will be provided as Additional Information.

Currently the occupants have a 2 space parking hardstand on site and access is via the existing crossover. The area between the subject Council Tree and the current crossover pavement is worn, compacted and undefined. The vehicles required the additional width to make a safe entry and exit. Photos below. It is the preference of the occupants that the additional width of crossover be increased to ensure pedestrian traffic is aware of the width requirements for entering and exiting vehicles, and for the occupants to have clear access in and out. The occupants would also like to ensure the health of the tree is maintained, and with a clear defined access width they could better monitor the health of the tree, and limit any further unnecessary compaction and wear over the root system.



Image 1 – 3: Access point into No. 2

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**Item 2.** Driveway Gates and Pedestrian Gate: We think the proposed height is suitable and not out of context in this scenario. The character of the street is not being compromised. Many fence heights in the immediate area are of varying scale, and for the purpose of a Carport and Entry Portico we feel this fence height proposed is not contravening the objectives of the DCP 3.3.1 Landscaping Design, and 4.1.10 Fencing. Reference should be made to the Statement of Environmental Effects. We would like this point to be given some consideration under 4.1.10.1 Exceptions to the maximum height of Fences. As we do appreciate the neighbouring property is a Corner Site and the fencing to that particular site facing New Street East is considered a 'Rear Boundary Fence', we do think that the proposed design refers to that and appropriately addresses the composition of function and setting with a direct relationship to the context of the surroundings. The roadway and site are sloped from West to East. Grading the fence height to follow that slope would result in a very similar top of wall point at the Eastern Boundary. The vehicle gates are proposed at a height that is compatible to the nature and function of a carport. The gate will offer an appropriate secure solution. It is important to understand that the proposal is not matching the height of No. 1 Gourlay Avenue, it is reduced by over 1.2m below the Carport Opening and Side Pillar. The style of fencing in New Street East has a straight plane consistency, with fence heights staggered defined by the slope and function of access including carport or garaging. The design therefore is generally consistent. Analysis below and continues on the following page/s.



Image 4: The staggered fence heights of New Street East.



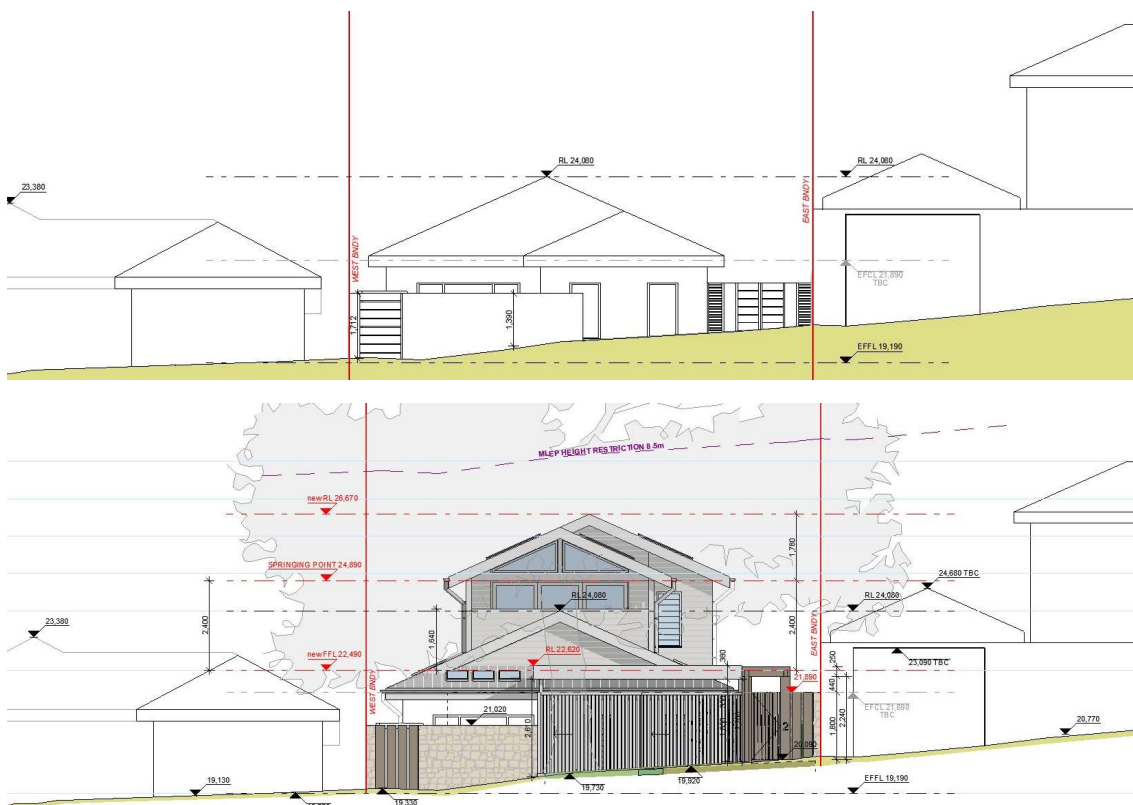


Image 5. Existing and Proposed Fence and Gates. The extent of fencing is modified by the carport and gate, but the character of the fence is compatible and relative to the neighbouring site, No.1 to the East.



Image 6. Relationship to No. 4. The existing painted masonry fence to the subject site is to remain in height but amended in finish. The gate will be replaced with hardwood vertically installed sleepers.



Image 7. Building Height Analysis. Carport has a subdued nature, integrated to the fence line, rather than building form. Carport is lower than main roof profile and lower than neighbouring site. No. 1 Gourlay Street although considered as a Rear Boundary Feature, it reads to New Street East streetscape and therefore requires addressing. The proposal is not matching the height of No. 1 Gourlay Street, it is reduced by 1.2m below the Carport Opening and Side Pillar.



PHOTOGRAPHIC / STREETVIEW ANALYSIS:



Image 8.



Image 9.



Image 10.



Image 11.





Image 12.



Image 13.



Image 14.



Image 15.



Images 16.

Images 8 – 16: Fence Context Analysis in New Street East. A very defined characteristic of the Fences and Gates in New Street East is the flat plane, masonry and slated timber or metal materials, and the staggered height over a property width.

**Item 3.** The Landscaped Area: The Deep Soil Landscaped Area is compliant at 37.06% of the required Open Space Area. The required Open Space Area is set at 55% (OS3) of the site Area (550.1m<sup>2</sup>), calculated to be 302.55m<sup>2</sup>. The Eastern side pathway is part tiled / part planting, with a designated gravel/pebble bed that is to be wholly pervious. The Eastern Side pathway, under the definitions of the LEP is considered Open Space Area. This is shaded in Green on the Proposed Schedule of Areas plan, drawing DA-105.

Total Open Space means that part of a site which is designed or designated to be used for active or passive recreation and includes:

*Landscaped area (see LEP meaning); Open Space Above Ground as defined in this DCP;  
Hard paved areas (un-enclosed pedestrian walkways and access paths pergolas, clothes drying and barbeque areas);  
Swimming pools occupying less than 30 percent of total open space; and Private open space (including principal private open space) as defined in this DCP.*

**but excludes:**

*any area for parking (including garages; carports; hardstands and vehicular access to that parking);  
out buildings (including sheds, cabanas, cubby houses and the like).*

The areas designated for sheds, carport and storeroom have not been included in the OPEN SPACE AREA. The Eastern Side Path has been included in the OPEN SPACE AREA, and by definition under the LEP, un-enclosed pedestrian walkways and access paths are permissible.

There is no roofing proposed over the Pedestrian Walkway. An awning does align over the entry door, at an area of 4.1m<sup>2</sup>, but is only offering shade and cover at an entry point.

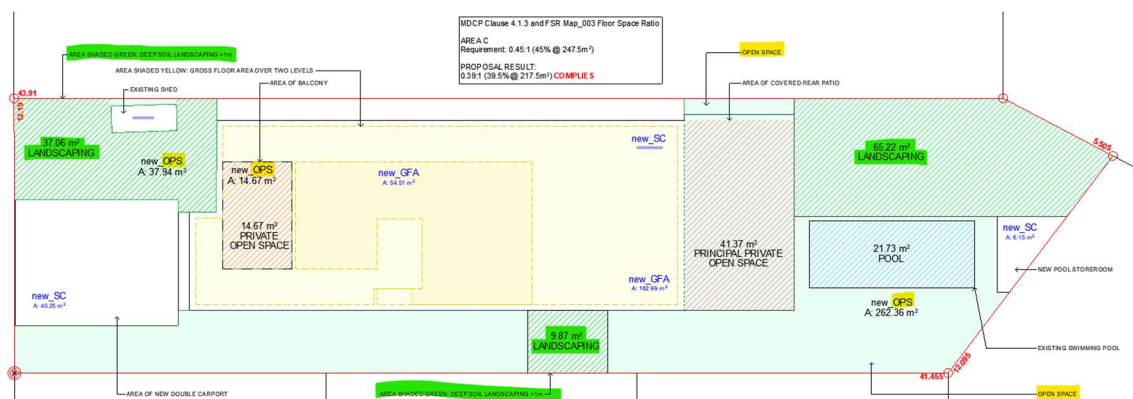


Image 11: Extract of Plan DA-105, Schedule of Areas Plan.

The Hatched Green areas are Deep Soil Areas that have the **ability** to have grass, plants or trees. The Eastern Side area designated as Deep Soil Area is measured at 9.87m<sup>2</sup> and will be installed as a pebble bed. This is permeable area with space and measurements defined to function as Deep Soil Area under the DCP.



Image 12: Extract of Plan DA-105, Schedule of Areas Plan – Eastern Side Pebble bed dimension.

The proposal therefore is compliant with the LEP and DCP.

We hope that the above explanations and the additional information to be provided is able to assist in further understanding the development proposal, and hence it is anticipated that it will be given appropriate consideration within the final assessment.

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