

Landscape Referral Response

Application Number:	DA2023/1756
Date:	12/12/2023
Proposed Development:	Alterations and additions to a dwelling house
Responsible Officer:	Nick Keeler
Land to be developed (Address):	Lot 406 DP 14137 , 29 Condoover Street NORTH BALGOWLAH NSW 2093

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 application is assessed by Landscape Referral against Warringah Local Environmental Plan 2011 and the following Warringah Development Control Plan 2011 controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation and E2 Prescribed Vegetation

The proposal is for alterations and additions and includes a proposed double carport at the front boundary. The proposed carport is a separate structure that has no design physical connection for occupants with the existing dwelling and hence its location within the front setback may be altered. In this regard the proposal to remove an existing Jacaranda street tree to accommodate the proposed new crossover and carport is not supported.

All street trees are protected regardless of species type and the Jacaranda, in association with other nearby Jacaranda street trees within the road reserve forms a distinct streetscape appeal.

It is considered that any new crossover for the proposed carport should utilise the existing crossover within the road reserve, and any necessary widening is unlikely to impact the Jacaranda.

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.