

Landscape Referral Response

Application Number:	DA2025/0515
Date:	22/05/2025
Proposed Development:	Construction of a dwelling house
Responsible Officer:	Jordan Howard
Land to be developed (Address):	Lot 13 DP 24418 , 15 Pitt Street MANLY VALE 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 proposal is not supported with regard to landscape issues.

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

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

The Arboricultural Impact Assessment (AIA) outlines that tree 4 has the potential to be significantly impacted by the driveway crossover. The Arborist recommended moving the driveway crossover further south and reducing its width. It is noted there is an existing power pole that would not allow the crossover to be moved further south and its width is shown at a reasonable 3 metres on the plans. Due to the potentially significant impact to tree 4, non-destructive tree root investigations shall be completed to reveal whether or not a driveway will be possible in this location that allows the retention of tree 4. Further assessment can be completed once the tree root investigation information has been submitted.

The other street trees (1, 2 and 3) will not be detrimentally impacted by the proposed works.

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.