

Memo

Development Assessment

To: Northern Beaches Local Planning Panel (NBLPP)

Cc: Daniel Milliken
Acting Executive Manager, Development Assessment

From: Maxwell Duncan

Date: 3 July 2024

Subject: Item No. 4.3 - 173A Seaforth Crescent - DA2022/1848

Record Number: 2024/473263

The purpose of this memo is to advise the Panel that additional submissions have been provided by the surrounding property owners at Nos. 173 and 175 Seaforth Crescent, which raise the following concerns:

- **Landscaping**

The submission requests that a condition be imposed to limit the height of the trees and plants to ensure that any planting at maturity does not result in view loss to the harbour from No. 173 Seaforth Crescent. The condition as proposed by the objector, is as follows:

To maintain view sharing, all proposed trees and plants over 6m in height shall be deleted in the landscape plan. Tree planting shall be located to minimise impacts on view loss, with no trees or landscape species removing water views.

While no new planting is proposed with a maturity height of more than 6m, Council raises no issues with a condition being imposed limiting the height of the proposed planting to no more than 6m to ensure certainty for neighbouring properties.

- **View Sharing**
- **Heritage**
- **Building height non-compliance (Clause 4.6)**
- **Privacy**

The issues raised regarding view sharing, heritage, building height non-compliance and privacy have been carefully considered as part of the assessment of this development application, with detailed written assessments provided within the assessment report.

As discussed within the report, Council heritage officer has undertaken an assessment of the application and deemed that the works are sympathetic to the heritage significance of the existing dwelling house.

Conclusion

The application has been comprehensively reviewed and assessed and the application, subject to recommended conditions of consent is still recommended for approval.

Recommendation

That the Panel note the late submissions and the additional assessment comments made above.

No change to the recommendation for approval

The following condition of consent be added as an on-going condition to the recommended conditions if the application is to be approved by the panel:

Add Condition – Height of planting, to read as follows:

New tree and general planting within the area identified in Landscape Plan (Dated 2 February 2024, prepared by Palmland Urban Tropics) is not to have a mature height of more than 6m.

Reason: To maintain local environmental amenity.