

Landscape Referral Response

Application Number:	DA2025/0088
Date:	13/02/2025
Proposed Development:	Alterations and additions to a dwelling house
Responsible Officer:	Lachlan Rose
Land to be developed (Address):	Lot 12 DP 12383 , 2 New Street 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 proposal is not supported with regard to landscape issues.

Council's Landscape Referral section have considered the application against the Manly Local Environment Plan (MLEP), 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

The proposed driveway crossover widening will impact the existing street tree. No Arboricultural Impact Assessment has been provided. Northern Beaches Council's Development Application Lodgement Requirements outlines that any works within 5 metres of existing trees, irrespective of property boundaries, requires the submission of an Arboricultural Impact Assessment. An Arboricultural Impact Assessment, prepared by an Arborist with minimum AQF Level 5 in arboriculture, is required to determine the existing trees significance, what impact the proposed works will have to existing trees and the appropriate tree protection measures. The street tree must be retained.

It is suggested that the driveway gates and associated new pedestrian gate be lowered in height. The adjoining property to the east fronts Gourlay Avenue and as such the height of the fence along New Street for this property is treated as a rear fence. It is suggested any proposed fence be more in keeping with the existing fence height and the streetscape to the west of the property.

Landscaped area is defined as *"means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area"* in the MLEP, and as such the area included in the calculations to the east of the dwelling does not meet the requirement of landscaped area. Landscaped area will be assessed on merit consideration by the planning officer.

Landscape referral can continue their 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.