

Landscape Referral Response

Application Number:	DA2024/0060
Date:	01/02/2024
Proposed Development:	Alterations and additions to a dwelling house including a basketball court
Responsible Officer:	Reeve Cocks
Land to be developed (Address):	Lot 7 DP 6723 , 49 Bangaroo 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

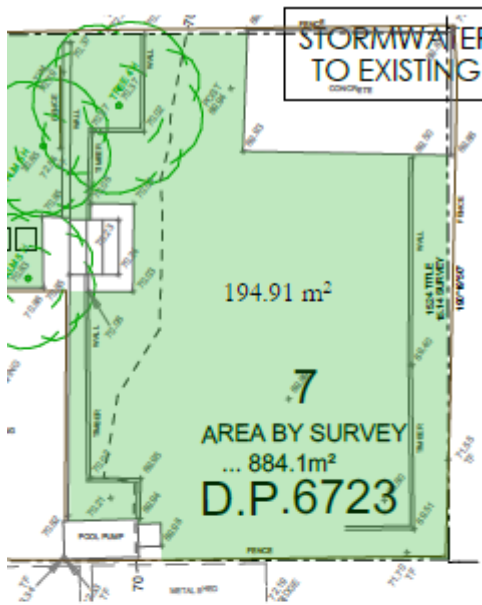
Officer comments

The application seeks consent for alterations and additions to a dwelling house including a basketball court.

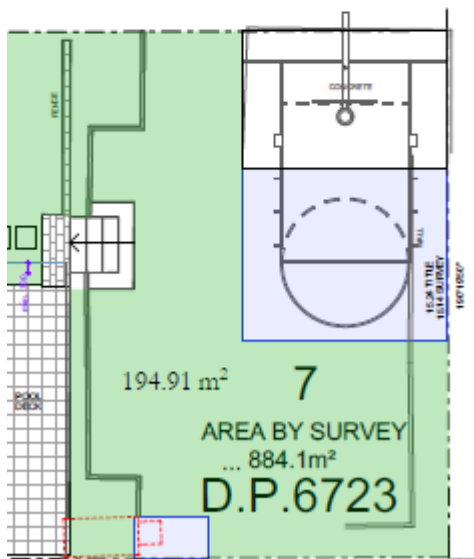
The plans indicate construction of a basketball court area at the rear of the property.

No reference to the court was noted in the SEE and little by way of detail is provided on the plans. It appears from the shadow diagrams that the court is required to be raised along the eastern boundary to provide a level surface, though no levels are indicated on the plans.

The court is presumably to be constructed of a hard base, such as concrete. The Landscape calculation indicate that there is no change to the landscape area caused by the court. It is unclear how this is achieved.



landscaping Plan Existing
:200



landscaping Plan Proposed
:200

Additionally, it is apparent that the court is located hard up the to the northern and eastern boundaries, requiring removal of vegetation.

It would appear more suitable from a landscape and neighbour amenity perspective to retain a buffer of landscape and locate the court off the boundaries, rather than right on the boundary.

At this stage, the proposal is not supported with regard to landscape issues.

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.