

Landscape Referral Response

Application Number:	DA2020/0077
Date:	01/05/2020
Responsible Officer:	Alex Keller
Land to be developed (Address):	Lot 20 DP 758044 , 1 Tabalum Road BALGOWLAH HEIGHTS 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 development application is for the demolition of the existing house and swimming pool, and the construction of a new dwelling house, basement parking and swimming pool.

The development application is assessed by Council's Landscape Referral section against the landscape controls of Manly DCP 2013, section 3: General Principles of Development, and section 4: Development Controls and Development Types, and in particular clauses 3.1 Streetscapes and Townscapes; 3.3.1 Landscaping Design; 4.1.5 Open Space and Landscaping; 4.1.9 Swimming Pools; and 4.1.10 Fencing.

Landscape Plans and Arboricultural Impact Assessment are submitted with the application in accordance with Northern Beaches Council's DA Lodgement Requirements.

Concerns are raised with the following components of the development application:

- the visual impact to the streetscape of the location of the swimming pool in close proximity to the Cutler Road streetscape,
- the height above natural ground of the proposed swimming pool that results in a high wall to the Cutler Road streetscape,
- the negative impact upon the streetscape from the proposed high retaining boundary wall along the western part of the southern elevation, over the garage entrance and fronting the proposed pool, and terminating at the boundary at 6 Cutler Road,
- proposed new landscaping within the Cutler Road verge, and
- street tree planting along Cutler Road.

The pool height above natural ground and subsequent associated retaining walling along the Cutler Road streetscape results in a bulk and scale that is contrary to the controls of the Manly DCP, and the pool height DCP control 4.1.9 exceedance is not warranted. The plans show that the existing garden walls located within the Cutler Road verge are to be retained forward of the new retaining wall along the

boundary. It is anticipated that site construction methodology would utilise the Cutler Road frontage for site access to demolish the existing swimming and for construction of basement carparking, the new pool and retaining walls and all other external works along this frontage. It is therefore impracticable that the existing garden walls will remain in place.

The result will be that a new retaining wall approximately 4 metres above the natural levels of the Cutler Road verge will be presented to the streetscape. This dominant built form specifically does not satisfy clause 3.1 Streetscapes and Townscapes, objective 1 of Streetscapes "to minimise any negative visual impacts of walls, fences and carparking on the street frontage".

The proposed swimming pool location adversely impacts on the streetscape due to its close proximity. Consideration of the proposed swimming pool location northward may assist in satisfying the Manly DCP, where exceptions to the 1m height above ground control includes clause 4.1.9.1 (ii): a minimum distance from any side boundary equivalent to the height of the swimming pool ... at any point above existing ground level.

The proposed wall/fences to the Tabalum Street frontage satisfies the DCP control 4.1.10 as described under 4.1.10.1 Exceptions to maximum height of fences. However the Cutler Road wall/fences proposal is excessive and fails to respond to this control.

The proposal includes augmenting the existing landscaping within the road verge of Cutler Road, through additional landscaping and street trees. Council do not support new landscaping of the road verge except for street trees and turf, and the road verge is to be utilised for safe pedestrian passage without obstruction. The proposed street trees are located to potentially obstruct pedestrian passage. A clear turfed width of at least 1.5 metres wide must be available for pedestrian access with the road verge.

The current proposal, due to the pool height above ground and the resultant retaining walling along the Cutler Road boundary that results in a visual impact to the Cutler Road streetscape can't be supported.

The Landscape Plans, with the exception of the matters related to the above concerns, are generally acceptable, and are able to be conditioned to achieve an appropriate landscape outcome in consideration of 3.3.1 Landscaping design.

The recommendations of the Arboricultural Impact Assessment raise no 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.