

Landscape Referral Response

Application Number:	DA2022/0438
Date:	26/04/2022
Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot 13 DP 5305 , 50 West 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 development application is for alterations and additions to the existing dual occupancy dwelling, as described and illustrated in the reports and plans.

Council's Landscape Referral section have considered the application against the Manly Local Environment Plan, and the following Manly DCP 2013 controls (but not limited to):

- 3.1.1 Streetscape (Residential areas)
- 3.3.1 Landscaping Design
- 3.3.2 Preservation of Trees or Bushland Vegetation
- 4.1.5 Open Space and Landscaping, including 4.1.5.2 (c) Minimum Tree Plantings where applicable
- 4.1.10 Fencing

No Landscape Plans are submitted and the development application documents indicate retention of existing vegetation within the property and new garden areas, without providing further information. The existing street tree shall be retained and protected should the application be approved.

Of concern is the landscape streetscape outcome impact from the proposed 1.8 metre high brick wall along the front boundary. The existing front brick fence estimated to be appropriately 1.6 metres in height, is currently setback from the front boundary and dense planting is located in front along the boundary and thus the existence of the brick fence is hardly noticed along the streetscape and thus combination is appropriate. Along West Street no properties exhibit 1.8 metre high solid fences as proposed in this development application along the front boundary and are rather compliant to the Manly DCP control 4.1.10.

The proposal, with essentially a front setback devoid of landscape area, will alter the landscape outcome and appeal of the streetscape and is not complimentary to the streetscape, and the front setback as proposed is unable to support soft landscape treatment. Manly DCP control 3.1.1 Streetscape (Residential areas) identifies that development should recognise predominant streetscape qualities, such as building form, scale, patterns, materials and colours and vegetation which contributes to the character of the local area, and it is noted that front setbacks with landscape areas planted with vegetation are typical.

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.