

Landscape Referral Response

Application Number:	DA2025/1571
Date:	26/11/2025
Proposed Development:	Demolition works and construction of a dwelling house
Responsible Officer:	Julie Edwards
Land to be developed (Address):	Lot 2 DP 4449 , 4 Baltic Street FAIRLIGHT NSW 2094

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 as described in reports and as illustrated on plans is assessed by Landscape Referral against the Manly Local Environment Plan (MLEP), and the following Manly DCP 2013 (MDCP) 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, including 4.1.5.2 (c) Minimum Tree Plantings where applicable.

An Arboricultural Impact Assessment (AIA) and a Landscape Plan is submitted for consideration.

The AIA report includes assessment of two Lemon Scented Gums (T5 and T6) located within the front of the property with advice for 'consider for retention'. Based on the fact that no other prescribed trees are located within the property, Landscape Referral consider that the site planning has not considered design alternatives, construction methodology and further investigation for the building and driveway footprint that would allow for the retention of the two existing Lemon Scented Gums identified as T5 and T6, that are worthy of retention, and most notably T6.

Design alternatives that should be investigated include: increased front building setback; pier and beam construction; and suspended driveway construction, that would ultimately be expected to result in the retention of at least T6, if not T5 as well.

The submitted Landscape Plan does not satisfy the objectives of 3.3.1 Landscaping Design, objective part 1) To encourage appropriate tree planting and maintenance of existing vegetation; Landscape Character part b) ii) and iii).

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.