

Landscape Referral Response

Application Number:	DA2025/1565
Date:	12/11/2025
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Responsible Officer:	Lachlan Rose
Land to be developed (Address):	Lot 1 DP 966254 , 180 Pittwater Road MANLY NSW 2095

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 pool and associated deck structure may impact existing trees in the neighbouring property to the south. The proposed roof structure over the parking area at the rear of the property may impact the existing palm co-located on the southern boundary. One tree is proposed for removal and no information regarding species is 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. An Arboricultural Impact Assessment shall be conducted in accordance with Council's DA Lodgement Requirements and subject to AS4970-2025 Protection of trees on development sites general requirements under 2.2.5 Arboricultural Impact Assessment and specifically 2.2.6 Tree Protection Specifications and Tree Protection Plan, for the protection of the trees.

Landscape referral can continue their assessment upon receipt of further 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.