

Landscape Referral Response

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| Application Number: | DA2025/0932 |
| Date: | 28/07/2025 |
| Proposed Development: | Demolition works and construction of a dwelling house and swimming pool |
| Responsible Officer: | Lachlan Rose |
| Land to be developed (Address): | Lot 2 DP 27009 , 44 Campbell Parade MANLY VALE 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 proposal is not supported with regard to landscape issues.

The application is assessed by Landscape Referral against Warringah Local Environmental Plan (WLEP) 2011 and the following Warringah Development Control Plan (WDGP) 2011 controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation
- E7 Development on land adjoining public open space

It is noted an indicative Landscape Plan is included; however, the plan is insufficient and the information shown on the plan does not meet Council's requirements of a Landscape Plan. The applicant is advised to read Council's DA Lodgement Requirements under Landscape Plans, and submit an appropriate Landscape Plan prepared by a suitably qualified professional (i.e. Landscape Architect or Landscape Designer).

The Landscape Plan(s) shall satisfy the objectives and requirements under the Warringah DCP part D1 and E7, with consideration to these items:

- The proposed planting scheme shall be designed with consideration to the bushfire requirements (identify all plant species, locations, quantities, mature heights and pot sizes),
- The front setback landscaping shall provide suitable planting to soften the bulk and scale of the proposed dwelling,
- Native tree replacement planting shall be included to offset the canopy loss from the proposed tree removal,
- Include the planting scheme for the on slab landscape planters noting minimum soil depth requirements for groundcovers is 300mm and for shrubs is 600mm,
- Where the pool shell is raised above surrounding ground levels and faces public land appropriate screen planting shall be provided.

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.