

Landscape Referral Response

Application Number:	DA2022/1638
Date:	08/11/2022
Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot 4 DP 12985 , 891 Pittwater Road COLLAROY NSW 2097

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 2011 and the following Warringah Development Control Plan 2011 controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation

The Landscape Plan is insufficient to satisfy the objectives outlined in Warringah DCP control D1. More information is required to be able to assess the impact of the proposed dwelling. In particular, the front setback landscaping shall provide suitable planting to soften the bulk and scale of the proposed dwelling and native tree replacement shall be included to offset the canopy loss from the proposed tree removal. The Landscape Plan shall clearly indicate trees to be removed and trees to be retained.

Please refer to Northern Beaches Council's Development Application Lodgement Requirements for what is required of the Landscape Plan.

Landscape Referral can continue the assessment upon receipt of an amended Landscape Plan (which shall include a planting proposal).

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.