

Landscape Referral Response

Application Number:	DA2022/2248
Date:	13/02/2023
Proposed Development:	Alterations and additions to a dwelling house including a carport and shed
Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot 26 DP 248766 , 4 Jumbunna Place TERREY HILLS NSW 2084

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 is for the proposed construction of a carport, driveway, deck and shed.

The proposed shed is in close proximity to existing trees, including within adjoining properties. The existing property is predominately devoid of landscape features including trees and vegetation, with one single tree located within the rear of the property that is proposed for removal to accommodate the proposed shed. The proposed landscape area is less than the requirement under Warringah DCP control D1 Landscape Open Space, and no proposals for landscaping are provided to satisfy the landscape design intent of D1.

The Arboricultural Impact Assessment recommendations including tree replacement planting raise no issues, and as reported existing trees and vegetation within adjoining properties are not impacted by then works, subject to tree protection measures.

Landscape Referral raise concern that the landscape setting with the proposed amount of landscape area is limited in achieving the landscape outcome of Warringah DCP control D1 Landscape Open Space to "provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building", and no information is submitted to support the decreased landscape open space in terms of landscape proposals.

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.