

## Landscape Referral Response

<b>Application Number:</b>	DA2024/0837
<b>Date:</b>	11/07/2024
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool and ancillary works
<b>Responsible Officer:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 2 DP 35285 , 4 Edward Street NARRAWEENA NSW 2099

### 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

NOT SUPPORTED

The application is assessed by Landscape Referral against Warringah Local Environmental Plan 2011 (WLEP) and the following Warringah Development Control Plan 2011 (WDCP) controls (but not limited to): D1 Landscaped Open Space and Bushland Setting; E1 Preservation of Trees or Bushland Vegetation; and E6 Retaining unique environmental features.

The objectives of D1 Landscaped Open Space and Bushland Setting, that shall be satisfied including that at least 40% of the site shall be 'landscaped area' containing "a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area", to achieve the following: enable planting to maintain and enhance the streetscape; 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; enhance privacy between buildings; amongst other objectives.

The landscape area calculation includes parts nominated for the function of vehicular access over the proposed reinforced lawn area to support car manoeuvrability and parking and not to support planting. The reinforced lawn area occupies 30m<sup>2</sup> and should not count as 'landscaped area' and therefore the landscape calculation is less than 40%. The resultant front setback is predominately hardstand and the objectives of D1 are unable to be satisfied. No Landscape Plan is submitted to provide any details regarding the proposed landscape setting.

All existing trees are proposed for removal except two within the rear of the property. The existing trees within the front of the property are exempt palms and thus no concerns are raised for removal,

however no information is provided on the species type at the rear of the property, and these may be either prescribed trees or otherwise exempt species, and this information is required and it is the responsibility of the applicant to provide this clarification before the assessment may continue.

The existing rock outcrop shall be incorporated into the design proposal and the whole of the rock outcrop within the road reserve verge shall be retained.

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.