

Landscape Referral Response

Application Number:	DA2022/1710
Date:	15/12/2022
Proposed Development:	Demolition works and construction of two dwelling houses
Responsible Officer:	Tony Collier
Land to be developed (Address):	Lot 5 DP 1636 , 24 Oliver Street FRESHWATER NSW 2096 Lot 6 DP 1636 , 24 Oliver Street FRESHWATER NSW 2096

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 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 and E2 Prescribed Vegetation

A Landscape Plan is submitted and Landscape Referral raise the following concerns:

- the proposed external grassed area immediate from the internal living room does not provide a surface finish to accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants, and this area, or some of the area, would require a paved treatment to satisfy this objective under control D1, thus the landscaped area requirement is reduced and the indicated 40% compliance does not realistically meet the control requirement and would ultimately result in a reduction in the landscaped area that eventuates.
- the proposed landscape planting scheme does not provide any tree planting to meet the objectives of control D1, that requires "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".
- there is no indication of the impact to existing vegetation within the road reserve.

Landscape Referral advise that a Landscape Plan in accordance with Council's DA Lodgement requirements shall be re-submitted and prepared by a suitably qualified professional.

No Arboricultural Impact Assessment is submitted to determine the impact of the proposed development works on existing vegetation within the road reserve, and adequate information in accordance with Council's DA Lodgement requirements shall be submitted.

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.