

Landscape Referral Response

Application Number:	DA2021/2558
Date:	13/01/2022
Responsible Officer:	Penny Wood
Land to be developed (Address):	Lot 2358 DP 752038 , 5 Normandy Road ALLAMBIE HEIGHTS NSW 2100

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 development application is for construction of a secondary dwelling.

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

No Landscape Plan nor Arboricultural Impact Assessment is submitted with the application. The proposed landscaped area is a deficient 25% of the site coverage. The existing site does not contain any prescribed trees protected under the DCP following approval from Council's Tree Services application TA2021/0714 to remove the five existing *Agonis flexuosa* (Willow Myrtle) trees located along the rear of the property, the subject location of the proposed secondary dwelling. Exempt Species including palm trees and shrub are located amongst the property.

The Statement of Environmental Effects discusses the merit of a variation to the landscaped area and that the proposal will enable the establishment of low-lying shrubs to reduce the built form, however the objectives of the DCP control D1 include the provision of "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 with 25% available for planting, insufficient landscape area is provided, and the proposal does not provide any Landscape Plan scheme to demonstrate otherwise.

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.