

Landscape Referral Response

Application Number:	Mod2021/0092
Date:	03/09/2021
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot 6 DP 659074 , 1184 - 1186 Pittwater Road NARRABEEN NSW 2101

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

Additional Information Comment 03/09/2021

Amended Landscape Plans prepared by Greenland are noted.

The plans address absorption trenches in the front setback and the provision of planting to replace trees to be removed.

At the rear of the site two Araucaria sp. are to be removed to enable extension of the basement and construction of new sea wall. The trees are in fair condition and not considered significant in this instance. The Landscape plan indicates replanting of native twelve trees in addition to other shrubs and ground covers.

No objections are raised to the modification. Landscape Plan references will need to be updated including the following (as listed in the original consent):

3. Approved Landscaping Plan

Landscaping works on the site are to be undertaken generally in accordance with the Landscape Plan Drawing No. LA01C prepared by Taylor Brammer dated 23.06.2008.

Reason: To ensure appropriate landscaped area and landscaping amenity at the final inspection stage of the development.

56. Protection of Trees

All trees which are not listed as exempt or noxious in Warringah that are not indicated for removal on Landscape Plan Drawing No. LA01C prepared by Taylor Brammer dated 23.06.2008 are to be protected.

Reason: Protection of existing environmental infrastructure and community assets.

Original Comment

The modification indicates extension of the basement to the eastern boundary, amended sea wall and relocation of stormwater dispersion trench to the front setback.

Implications of the proposed amendments on the landscape treatments to the front and rear setbacks have not been clarified as no amended landscape plans have been provided.

In order to assess impacts, amended landscape plans are required to ensure that the amendments can meet the requirements of the planning controls. The landscape plans are to address relevant Planning controls including:

Zone R2 Low Density Residential Objectives

B7 Front Boundary Setbacks

B9 Rear Boundary Setbacks

D1 Landscaped Open Space and Bushland Setting

E1 Preservation of Trees or Bushland Vegetation

E4 Wildlife Corridors

E7 Development on land adjoining public open space

At this stage, the proposal is not able to be assessed due to insufficient information.

If additional information is provided further assessment can be undertaken.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.