

## Landscape Referral Response

<b>Application Number:</b>	DA2024/0131
<b>Date:</b>	27/02/2024
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Responsible Officer:</b>	Brittany Harrison
<b>Land to be developed (Address):</b>	Lot 20 DP 221359 , 70 Nandi Avenue FRENCHS FOREST NSW 2086

### 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 alterations and additions to the existing dwelling, as described and illustrated in the reports and plans. 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 E2 Prescribed Vegetation; E6 Retaining unique environmental features.

Landscape Referral are unable to assess this application as a Landscape Plan, required under Council's DA Lodgement Requirements is not submitted. It is noted that all existing vegetation within the property has been removed.

As noted in the Statement of Environmental Effects and the submitted Plans the 'landscaped area' calculation is deficient, and no Landscape Plan is submitted to describe and illustrate how the proposed development works will satisfy the WDCP control D1. Of concerns is that the nominated 'landscaped area' includes existing concrete areas and without an indication of proposed landscape works including demolition of existing hard surfaces intended for landscape with nominated planting, the bulk and scale of the development is not softened as anticipated by WDCP control D1.

Under WLEP, landscaped area "means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area".

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.