

Landscape Referral Response

Application Number:	REV2022/0021
Date:	18/11/2022
Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot 1 DP 1199598 , 28 Stuart Street COLLAROY NSW 2097

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 proposal is not supported with regard to landscape issues.

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

Landscape Referral cannot support the application in its current form due to the following concerns:

- no Arboricultural Impact Assessment;
 - neighbouring trees to the west, in the rear setback, will be impacted by the proposed works . The FFL of the second floor is RL34.50 and the neighbouring trees to the west are at a significantly higher level than this. Section 1 (drawing A204) shows a significant amount of cut and a high retaining wall. This will likely impact the tree protection zone of the neighbouring trees,
 - the tree shown to be retained in the front setback will be impacted by the excavation required for the new driveway and OSD tank.

As per Northern Beaches Council Development Application Lodgement Requirements any works within 5 metres of existing trees, irrespective of property boundaries, requires the submission of an Arboricultural Impact Assessment. An Arboricultural Impact Assessment, prepared by an Arborist with minimum AQF Level 5 in arboriculture, shall determine the existing trees significance, what impact the proposed works will have to existing trees and the appropriate tree protection measures. The landscape design shall use existing trees as a constraint particularly when they're not located on the applicants property.

- the Landscape Plan is unresolved and insufficient;
 - the site is very steep and no indication of any retaining walls, access stairs and general landscape treatments (other than lawn) are shown,
 - show how the boundaries will be treated with existing and proposed levels, and any

- retaining walls that may be required,
- if retaining walls are proposed in the front setback, how are they softened with planting,
- the planting proposal is insufficient to satisfy WDCP control D1 and a more resolved scheme is required,
- on-slab planting is proposed on the lower ground floor and the first floor; however, no planting is shown on the Landscape Plan for these areas. Furthermore, show soil depths for all on-slab planting (minimum 600mm for shrubs),

Please refer to Northern Beaches Council Development Application Lodgement Requirements, Landscape Plan, for further information.

Upon receipt of further information, Landscape Referral can continue the assessment.

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.