

Landscape Referral Response

Application Number:	DA2021/0189
Date:	08/07/2021
Responsible Officer:	Nick Keeler
Land to be developed (Address):	Lot 80 DP 36616 , 78 Karingal Crescent 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 proposal is for the construction of a new dwelling.

The application is assessed by Landscape Referral against Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011, including but not limited to the following clauses:

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation

A Landscape Plan is provided with the application. The plan provides a landscape scheme inclusive of tree planting to both the front and rear setback, and garden planting to the front setback. The Plan does not provide a correct indication of existing trees to be retained or removed. The Landscape Plan requires minor design amendments that may be imposed by conditions of consent.

No Arboricultural Impact Assessment is provided with the application. Existing trees exist within the front setback likely to be impacted by development works, and justification and approval is required for removal of any tree protected under the Warringah DCP (ie. existing trees over 5 metres in height). A Arboricultural Impact Assessment shall be provided to include assessment of the existing Callistemon near the existing driveway, as well as all other existing trees, to provide review and assessment on the impact of the proposed driveway. It is considered that the location of the proposed driveway may be relocated away from the existing Callistemon as the width is excessive and may not be required to the width shown, subject to review by Development Engineering.

Landscape Referral do not support the application at this stage.

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.