

Landscape Referral Response

Application Number:	DA2024/0786
Date:	27/06/2024
Proposed Development:	Construction of a secondary dwelling
Responsible Officer:	Dean Pattalis
Land to be developed (Address):	Lot 5 DP 238711 , 43 Parni Place 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 approval to construct a secondary dwelling within the frontage facing Parni Place. The application is assessed by Landscape Referral against Warringah Local Environmental Plan 2011 (WLEP) and the following Warringah Development Control Plan 2011 (WDPC) controls (but not limited to): D1 Landscaped Open Space and Bushland Setting; E1 Preservation of Trees or Bushland Vegetation; and E2 Prescribed Vegetation.

It is noted that the frontage of the property contains existing trees as sighted and as identified on the Survey, including native Gums and a Cabbage Tree Palm. Additionally the property at the frontage contains a prominent rock ledge and otherwise scattered boulders. The existing trees are in proximity to the proposed works, whilst the existing ledge is noted as not being impacted upon.

There is no Arboricultural Impact Assessment submitted with the application as is required under Council's DA Lodgement requirements, and this shall be submitted to present an assessment of tree impacts and tree protection measures to all prescribed trees within 5 metres.

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.