

Landscape Referral Response

Application Number:	DA2023/0515
Date:	18/05/2023
Proposed Development:	Construction of a dwelling house
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot 6 DP 20077 , 13 Romford Road 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 application is assessed by Landscape Referral against Warringah Local Environmental Plan (WLEP) and the following Warringah Development Control Plan (WDCP) controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation and E2 Prescribed Vegetation

A Arboricultural Impact Assessment report is submitted and identifies existing vegetation located within the property, and all are assessed as exempt species by either height or species type and removal is not objected to and Council consent is not required under the exempt provisions of the WDCP. The report also includes identification of two existing street trees within Council land and these are not supported for removal and shall remain in place with tree protection measures to be imposed by conditions should the application be approved.

No Landscape Plan is submitted as identified under Council's DA Lodgement Requirements to satisfy WDCP clause D1, and this shall be prepared by a qualified Landscape Architect or Landscape Designer, and submitted prior to any further Landscape Referral assessment.

D1 Landscaped Open Space and Bushland Setting, requires the following landscape outcome: To enable planting to maintain and enhance the streetscape; to provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building; to enhance privacy between buildings; to accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants; amongst other outcomes.

A minimum area of at least 40% of the site area is to be landscaped open space capable of supporting planting. To measure the area of landscaped open space: a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation; b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the

calculation; c) Landscaped open space must be at ground level (finished); and d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.

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.