

## Landscape Referral Response

<b>Application Number:</b>	DA2023/0873
<b>Date:</b>	31/08/2023
<b>Proposed Development:</b>	Construction of a dwelling house
<b>Responsible Officer:</b>	Michael French
<b>Land to be developed (Address):</b>	Lot 74 DP 7310 , 48 Johnson Street FRESHWATER NSW 2096

### 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

The proposed driveway will be constructed approximately 1.5 metres from the base of the existing street tree, potentially in the structural root zone. An Arboricultural Impact Assessment, prepared by an Arborist with minimum AQF Level 5 in arboriculture, is required to determine what impact the proposed driveway works will have to the existing street tree, and the appropriate tree protection measures or tree sensitive construction methods required.

The Statement of Environmental Effects identifies a significant non-compliance with landscaped area; approximately 31%. Landscape Referral notes there is opportunity for compliance to the relevant controls when a new dwelling is proposed.

The Landscape Plan is insufficient to achieve the Warringah DCP landscape requirements under control D1, and the information shown on the plan does not meet Council's requirements of a Landscape Plan. The applicant is advised to read Council's DA Lodgement Requirements under Landscape Plans, and submit an appropriate Landscape Plan prepared by a suitably qualified professional (i.e. Landscape Architect or Landscape Designer). It is advised that native tree planting shall be included, front setback landscaping shall be utilised soften the built form, and boundary screen planting included to assist with privacy to open space areas. A planting scheme shall be included to satisfy WDCP D1, and in particular "*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" and "To enable planting to maintain and enhance the streetscape".*

Landscape Referral can continue the assessment upon receipt of further information.

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.