

## Landscape Referral Response

<b>Application Number:</b>	DA2024/0365
<b>Date:</b>	16/04/2024
<b>Proposed Development:</b>	Partial demolition works and alterations and additions to a dwelling house
<b>Responsible Officer:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 31 DP 8443 , 48 Serpentine Crescent NORTH BALGOWLAH NSW 2093

### 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 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; and E2 Prescribed Vegetation.

It is noted that no Landscape Plan is submitted with the application as is listed under Council's DA Lodgement Requirements for new dwellings, however a Landscape Plan is identified in the Statement of Environmental Effects under Part D - Design.

Landscape Referral shall continue the assessment upon issue of the Landscape Plan.

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.