

Landscape Referral Response

Application Number:	DA2022/1896
Date:	13/12/2022
Proposed Development:	Demolition works and installation of a Manufactured Home
Responsible Officer:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 834931 , 47 Woodbine Street 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 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

Landscape Referral raises the following concerns:

- Please provide a driveway design to the crossover so impact to the existing street tree can be properly assessed. The Arboricultural Impact Assessment states "*The plans do not fully show the location of new the driveway crossing. However, its position should be no closer to the tree than the alignment of the southern side of the existing garage out to the existing driveway crossing, as shown as a red dashed line in Photograph #3, below*". The proposed carport location will not allow for what was requested by the Arborist. The driveway shall be designed in collaboration with the Arborist to ensure no significant impact occurs to tree 3,
- The compliant landscaped open space is significantly deficient. Although a planning concern, more consideration shall be given to meet the required 40% landscaped open space and the requirements under WDCP control D1.

Landscape Referral can continue the assessment upon receipt of more 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.