

Landscape Referral Response

Application Number:	DA2024/0165
Date:	22/03/2024
Proposed Development:	Construction of a dwelling house and secondary dwelling, garage and associated landscaping works
Responsible Officer:	Megan Surtees
Land to be developed (Address):	Lot 1 DP 1199598 , 28 Stuart Street COLLAROY NSW 2097

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 (WDGP) controls (but not limited to):

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

Upon review of the landscape setting outcomes proposed by the application, it is noted that the Landscape Plan is inadequate and does not achieve the intent of WDGP control D1, and a Landscape Plan prepared by a qualified professional (ie. Landscape Architect or Landscape Designer) shall be submitted that proposes landscape outcomes to satisfy WDGP control D1, and as prepared in accordance with Council's DA Lodgement Requirements for Landscape Plans.

The submitted Arboricultural Impact Assessment is noted and no concerns are raised.

To assist with delivery of a suitable landscape outcome and guide the documentation of a suitable Landscape Plan, D1 objectives to be satisfied include but not limited 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; enhance privacy between buildings; and accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.

Furthermore, the Landscape Plan currently under the development application: provides no appropriate tree planting in species selection and location to the front of the boundary to soften the built form; provides no planting of any type to reduce the bulk and scale of the development to the side boundaries; and includes planting upon the proposed driveway.

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.