

## Landscape Referral Response

<b>Application Number:</b>	DA2022/2102
<b>Date:</b>	17/02/2023
<b>Proposed Development:</b>	Subdivision of one (1) lot into two (2) lots
<b>Responsible Officer:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 86 DP 11809 , 8 Walsh Street NORTH NARRABEEN NSW 2101

### 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

Landscape Referral have assessed the subdivision proposal against Pittwater DCP controls C4.7 Subdivision - Amenity and Design, and C4.8 Subdivision - Landscaping on the Existing and proposed public road reserve frontage to subdivision lots.

The proposed subdivision submits limited information for Landscape Referral to provide assessment of the landscape setting/outcome. The property does not contain any prescribed trees however the existing street tree is able to be retained, and as such C4.8 is satisfied.

Without an indicative building envelope area, as required to be submitted with Subdivision applications, the capability to comply with C4.7 is unknown in terms of the provision of landscaping and/or recreation space for each proposed lot. Furthermore the capability to satisfy Pittwater DCP landscape controls C1.1 Landscaping and D11.10 Landscaped Area - General, with respect to the required 50% landscaped area for each proposed lot, is unknown.

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.