

Landscape Referral Response

Application Number:	DA2020/1755
Date:	22/02/2021
Responsible Officer:	Alex Keller
Land to be developed (Address):	Lot 82 DP 5539 , 3 Curl Curl Parade CURL CURL 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 for the construction of a new dwelling.

The application is assessed by Landscape Referral against Warringah Development Control Plan 2011, including but not limited to the following clauses:

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

The existing site supports small trees, gardens and lawn. All existing small trees and palms located within the frontage are exempt species by type or height, and these are required for removal to accommodate the proposed driveway and external stairs. The Landscape Plan does not provide a clear indication of existing trees and vegetation within the site that will remain, and is essentially a landscape area calculation.

No landscape provisions are provided within the front setback, and in combination with adjoining properties, the proposal adds to the predominance of built form to the streetscape. Clause D1 is not satisfied requiring 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.

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.