

Landscape Referral Response

Application Number:	DA2024/0880
Date:	30/07/2024
Proposed Development:	Alterations and additions to a dwelling house including swimming pool and associated landscaping
Responsible Officer:	Lachlan Rose
Land to be developed (Address):	Lot 18 DP 18880 , 19 Marlborough Avenue FRESHWATER 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

Awaiting Planner review:

The Plans and Reports are noted. No concerns are raised with the Arborist report however offset replacement tree planting shall be required and conditions can be imposed.

The Statement of Environmental Effects indicates compliance with the landscape open space area to satisfy Warringah Development Control Plan control D1. However on review of the plans Landscape Referral consider that the proposed elements (patio paving, decomposed granite paving, and the pebble and timber sleeper pavement) do not qualify as 'landscape area' under the definition of Warringah Local Environmental Plan, where 'landscape area' means " a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area". This matter shall be determined by the Assessing Planning Officer before Landscape Referral are able to continue the assessment.

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.