

## Landscape Referral Response

<b>Application Number:</b>	DA2022/0760
<b>Date:</b>	13/07/2022
<b>Responsible Officer:</b>	Brittany Harrison
<b>Land to be developed (Address):</b>	Lot 20 DP 221359 , 70 Nandi Avenue FRENCHS FOREST NSW 2086

### 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 development application is for alterations and additions to the existing dwelling, as described and illustrated in the reports and plans.

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 and E2 Prescribed Vegetation
- E6 Retaining unique environmental features

Landscape Referral are unable to assess this application as information required under Council's DA Lodgement Requirements is not submitted, as follows: Landscape Plan and Arboricultural Impact Assessment.

As noted in the Statement of Environmental Effects and the submitted Plans the Landscaped Area calculation is deficient, and no Landscape Plan is submitted to describe and illustrate how the proposed development works will satisfy the Warringah Development Control Plan control D1. Of concern is that the nominated 'Landscaped Area' includes existing gravel and concrete areas and thus the reported 33% Landscaped Area may be further reduced.

The Statement of Environmental Effects notes that "landscape works are proposed following completion of the proposed works in order to maintain the landscape character" however without a Landscape Plan this may be open to misinformed landscape outcomes for a property that adjoining natural bushland areas. Landscape Referral shall review any such landscape proposals at development application stage.

Existing trees and vegetation are present within the property that may be impacted by development works and information shall be provided as contained in a Arboricultural Impact Assessment report to determine tree protection measures and/or removal of existing trees. The report shall identify all existing trees including prescribed trees and exempt species.

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.