

Landscape Referral Response

Application Number:	DA2022/2271
Date:	06/02/2023
Proposed Development:	Demolition works and construction of a dwelling house and secondary dwelling
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 6 DP 5876 , 3 Elizabeth Place BROOKVALE NSW 2100

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 not supported with regard to landscape issues.

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

The proposed access from Consul Road, in the road reserve, will need to be assessed by Council's Road Reserve referral body.

The Landscape Plan submitted is inadequate to achieve the Warringah DCP landscape objectives under control D1, and in particular *"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"*, and *"To enable planting to maintain and enhance the streetscape"*. A minimum of 40% landscaped area shall be provided and under Warringah LEP the definition of landscaped area is *"... a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area"*. The applicant is advised to read Council's DA Lodgement Requirements under Landscape Plans, and submit an appropriate Landscape Plan prepared by a suitably qualified professional (ie. Landscape Architect or Landscape Designer) including a planting scheme. It is advised that replacement tree planting, to offset canopy loss from the proposed tree removal and to soften the built form, is required as is boundary screen planting to assist with privacy to open space areas.

Landscape Referral are unable to continue the landscape assessment without a suitable Landscape Plan.

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.