

## Landscape Referral Response

<b>Application Number:</b>	DA2022/1106
<b>Date:</b>	19/07/2022
<b>Responsible Officer:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102

### 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 the construction of a new dwelling at the yet to be created Lot of 53B Warriewood Road.

Council's Landscape Referral staff have assessed the proposal against the following Pittwater 21 DCP Controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D16 Warriewood Valley Locality, and in particular D16.5 Landscaped Area for Newly Created Individual Allotments, and D16.12 Fences

As part of the Subdivision approval, existing vegetation is granted approval for removal to facilitate subdivision works and the proposed development does not seek consent for the removal of any existing trees or vegetation. Conditions under the development consent for the Subdivision works are imposed including landscape works to the road verge comprising street tree planting and conditions shall be imposed for the protection of such works.

The proposed development provides a total landscaped area to meet the minimum landscaped area prescribed by control D16.5, however the minimum dimension of 4m for landscaped area is not met marginally within the rear setback, and this matter shall be determined by the Assessing Planning Officer.

No Landscape Plan is submitted with the application, and to continue the landscape assessment this is required to demonstrate compliance with the landscape outcomes of DCP control D16 Warriewood Valley Locality.

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.