

## Landscape Referral Response

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| <b>Application Number:</b>             | DA2023/1224   |
| <b>Date:</b>                           | 17/10/2023  |
| <b>Proposed Development:</b>           | Alterations and additions to the existing garden centre |
| <b>Responsible Officer:</b>            | Claire Ryan   |
| <b>Land to be developed (Address):</b> | Lot 4 DP 737411 , 62 Myoora Road TERREY HILLS NSW 2084  |

### 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 Arboricultural Impact Assessment (AIA) outlines that 101 trees were assessed, of which 56 trees are exempt. No concerns are raised with the removal of exempt trees, subject to tree replacement to help mitigate the loss of canopy. Concern is raised with the removal of existing significant street trees, and in particular street trees 82 and 101. The removal of significant street trees is not supported and as such trees 82 and 101 shall be retained. The carpark entries shall be designed in collaboration with the Arborist and locations selected that result in no loss of existing street trees and minimal impact to existing significant trees within the property boundaries. Tree sensitive construction methods shall be utilised where necessary and as recommended by the Arborist to enable tree retention.

The site has been identified as an Inner Protection Area (IPA) for its entirety. Please provide more information outlining that the requirements of the IPA are being met by the landscape proposal e.g. 15% tree canopy cover (proposed trees and existing trees to be retained) etc.

Upon receipt of further information regarding the above concerns, Landscape Referral will continue their assessment.

Landscape Referral also notes the following matters. The landscaped buffers provided as part of the proposal along all boundaries will improve the amenity of the surrounding streetscapes and

neighbouring properties. However, concern is raised that the proposed development has a significant departure from the required 70% landscaped area under the WDCP requirement. The calculations shown on drawing DA14 include the open nursery area which appears to be on hard paved surface. Not including the open nursery area, the landscaped area (or landscape open space) is in fact more likely 4622m<sup>2</sup> (approximately) or 16%. Landscaped area is defined under WLEP as "*...part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.*" It is noted this matter is ultimately of planning concern and will be assessed and determined under merit consideration by the Assessing Planning Officer.

Landscape Referral makes the following suggestions:

- The traffic report outlines a surplus of 34 carparking spaces which should be returned to landscaped area (approximately 450m<sup>2</sup>),
- If the entry to Mona Vale Road is removed, continue the 12m landscaped buffer for the entirety of the Mona Vale Road frontage, further helping the significantly deficient landscaped area,
- Although not included in landscaped area calculations, consider permeable parking areas.

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.