

Landscape Referral Response

Application Number:	DA2022/1057
Date:	13/07/2022
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 12 DP 238220 , 8 Chatham Close BELROSE NSW 2085

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, a new garage and driveway, and associated works, as described and illustrated in the reports and plans.

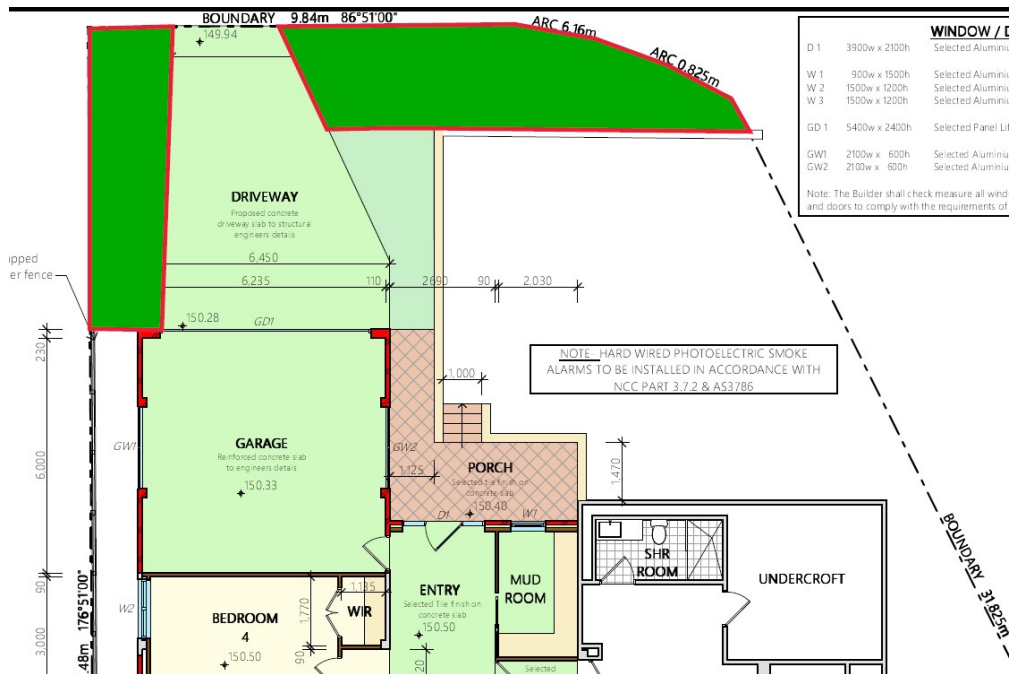
The application is assessed by Landscape Referral against Warringah Local Environmental Plan 2011 and the following Warringah Development Control Plan 2011 controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation and E2 Prescribed Vegetation

The application proposes to remove two native trees and mature landscape from the front setback which currently help to satisfy DCP control D1. The two trees, proposed to be removed, are the only trees located within the property boundary and no replacement trees are proposed. Landscape Referral raises concerns that the rooftop garden, above the proposed garage, will not have sufficient soil depth to support planting. The perimeter raised garden beds can be supported (if shrub planting is proposed and a minimum 600mm soil depth is achieved); however, the small area of paving and glass balustrade shall be removed and the raised garden bed shall continue along the northern edge. The perimeter raised garden beds shall also have a minimum internal width of 600mm. The lower planting area (of the roof top garden), around the 'floating' pavement, does not appear to have sufficient soil depth, and more information is required. A minimum 600mm soil depth must be provided for shrubs and 300mm soil depth for native grasses and groundcovers.

Based on lack of information regarding landscape design, and the departure from the DCP controls D1 and E1, Landscape Referral are unable to support the application at this stage. More information is required in the form of a Landscape Plan which shall propose:

- two replacement trees (species, location and pot sizes) to achieve a minimum 6m height at maturity and be selected from Northern Beaches Council's Native Plant Species Guide - Frenchs Forest Ward, or Council's Tree guide,
- the proposed planting for all front setback garden areas (showing species, location quantities and pot sizes). Mass planted garden beds shall be at minimum in the areas shown in green below,



- the proposed planting for the rooftop garden (showing species, location, quantities and pot sizes) and more information regarding soil depths.

Alternatively, the two trees and mature front landscape can be retained; however, the request for more information and amendments to the roof top garden will be required.

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.