

## Landscape Referral Response

|                                        |                                                                                              |
|----------------------------------------|----------------------------------------------------------------------------------------------|
| <b>Application Number:</b>             | Mod2024/0271                                                                                 |
| <b>Date:</b>                           | 24/06/2024                                                                                   |
| <b>Proposed Development:</b>           | Modification of Development Consent DA2022/0751 granted for Construction of a dwelling house |
| <b>Responsible Officer:</b>            | Dean Pattalis                                                                                |
| <b>Land to be developed (Address):</b> | Lot 10 DP 610571 , 53 Arthur Street FORESTVILLE NSW 2087                                     |

### 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

NOT SUPPORTED

The application is to modify development consent DA2022/0751 to remove Condition 18 and utilise two driveways into the property and hardstand the front setback.

A Landscape Plan is submitted indicating that a portion of the fronts setback will comprise of turf cell. The proposed function of the front setback is to allow for the manoeuvring of vehicles and thus the front setback is therefore not proposed for planting as defined under the Warringah DCP for landscape area. Landscape Referral view turf cell as hardstand. The presence of vehicles over turf cell will ultimately result in grass failure and this system is not successful in supporting planting.

The approved landscape area of this modification proposal is substantially reduced from the approved consent with no environmental benefits.

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.