

Landscape Referral Response

Application Number:	DA2024/0193
Date:	07/03/2024
Proposed Development:	Construction of a dwelling house including swimming pool
Responsible Officer:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 75 DP 12578 , 40 Riverview Parade NORTH MANLY 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 application is assessed by Landscape Referral against Warringah Local Environmental Plan 2011 and the following Warringah Development Control Plan 2011 (WDCP) controls (but not limited to): D1 Landscaped Open Space and Bushland Setting; E1 Preservation of Trees or Bushland Vegetation; E2 Prescribed Vegetation; and E7 Development on land adjoining public open space.

Landscape Referral note that there are no prescribed trees within the property. A Landscape Plan is submitted however the landscape outcome of the scheme does not satisfy the intent of WDCP clause D1, and to enable the development to meet the general requirements of D1 conditions of consent shall be imposed, should the application be approved. It is expected that the landscape scheme is considered to satisfy the objectives of D1 including "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". At this stage the Landscape Plan does not illustrate this and it is advised that Landscape Plans should be prepared by qualified professionals as listed in Council's DA Lodgement Requirement Form and a qualified professional for Landscape Plans are either Landscape Architects, Landscape Designers or qualified Horticulturists.

In consideration of WDCP clause E7 Development on land adjoining public open space, there is unclear documentation to assess the proposal along the rear boundary in regard to whether or not fencing is proposed or otherwise. WDCP clause E7 objective requirements include: 1. Development on land adjoining public open space is to complement the landscape character and public use and enjoyment of the adjoining parks, bushland reserves and other public open spaces; 4. Development is to provide a visual transition between open space, bushland reserves or other public spaces and buildings, including avoiding abutting public open space with back fences; 9. Development is to utilise landscaping or existing landscape elements to screen development.

Suitable and definitive documentation to address the above concerns is required to continue the Landscape Referral.

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.