

Landscape Referral Response

Application Number:	DA2021/2270
Date:	09/12/2021
Responsible Officer:	Claire Ryan
Land to be developed (Address):	Lot 49 DP 11449 , 55 Kangaroo Road COLLAROY PLATEAU NSW 2097

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 demolition of the existing dwelling and construction of a new dwelling, secondary dwelling on the property, and associated works including landscape works.

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

A Landscape Plan is submitted and is inadequate for assessment as the plan does not provide an indication of a landscape scheme to satisfy the intent of Warringah DCP control D1, and in accordance with the documentation information of Council's DA Lodgement Requirements. The submitted Landscape Plan graphically represents landscape planting without an indication of type of planting to assess how the proposed development will be integrated by landscape treatment and how the built form will be softened. The Architectural Plans indicates a roof garden over the second dwelling and planters to the main dwelling at the roof level, yet no information is provided in the Landscape Plan.

An Amended Landscape Plan prepared by a qualified Landscape Architect or Landscape Designer shall be submitted that provides the following information:

- proposed surface treatments and materials, including but not limited to structures, features, walling, fences, pavements, gardens, lawns, ground stabilisation, drainage, irrigation etc.,
- existing and proposed ground levels,
- location, height and materiality of proposed retaining walls and fences,
- existing street trees or trees on neighbouring properties that may be impacted by the proposed development,
- existing trees and other vegetation to be retained or removed. All trees are to be located, identified and numbered, and shall coincide with the arborists report,
- proposed planting scheme consisting of a mix of trees, shrubs, groundcovers and accents, including: species selection, location, quantities, mature heights and pot sizes. Tree planting is required to be nominated to replace existing native trees removed from the property as impacted by the development

works, and at least two (2) shall be Scribbly Gum (*Eucalyptus haemastoma*), and consideration of one (1) Bangalay (*Eucalyptus botryoides*) shall be investigated based on available soil volume, and no tree planting is permitted within 3 metres of existing and proposed buildings,

- location of any underground services such as stormwater line and pits,
- soil depth of planter boxes on-slab, that shall be a minimum 300mm for groundcovers and accents, and minimum 600mm for shrub planting,
- any irrigation systems,

The Landscape Plan includes a list for Pittwater Council native trees, and rather trees shall be selected from Northern Beaches Council's Native Plant Species Guide - Narrabeen Ward, or Council's Tree Guide

A Arboricultural Impact Assessment is submitted. All existing trees upon the property which consist of native species are impacted by the proposed development works, and should Planning approve the development application, seven (7) such trees as identified require removal. Three (3) existing native trees within the road reserve are proposed for retention and are assessed as suitable for protection and shall be subject to imposed conditions. No concerns are raised with the recommendations of the Arboricultural Impact Assessment, as the removal of existing trees as listed is required should the application be approved.

At this stage Landscape Referral do not support the application as an inadequate Landscape Plan is provided for assessment.

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.