

## Landscape Referral Response

<b>Application Number:</b>	Mod2022/0699
<b>Date:</b>	09/01/2023
<b>Proposed Development:</b>	Modification of Development Consent DA2020/1043 granted for subdivision of land, including alterations and additions to a dwelling house, new driveway and parking
<b>Responsible Officer:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 1 DP 206629 , 45 Oxford Falls Road BEACON HILL 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 for modification to development consent DA2020/1043 and proposes to relocate the approved drainage easement from the eastern boundary of the site to the western boundary of the allotment.

Concern is raised that the built form structures occupy the majority of the front setback contrary to the intent of Warringah Development Control Plan clauses C1 Subdivision and D1 Landscaped Open Space and Bushland Setting, and the proposal is unable to achieve the landscape outcome. The proposed modification includes the location of the OSD and built structures such as stairs and walling within the front setback, planters at the front boundary, and the carport and driveway.

The C1 Objectives include: " ... ensure that any new lot created has sufficient area for landscaping, ...", and this proposal excludes any quantifiable area for landscaping noting that the soil depth over the OSD is 500mm as documented and thus unable to support tree planting and is unable to be calculated in landscaped open space.

The D1 Objectives include: " ... enable planting to ... enhance the streetscape." and " ... provide for landscaped open space with dimensions that are sufficient 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.", and this proposal is unable to achieve this requirement and rather presents elevated structures and limited opportunity for planting to integrate with the streetscape.

The proposed modification additionally impacts upon two existing trees and no information is provided including identification and impact assessment, nor replacement intent.

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.