

Landscape Referral Response

Application Number:	DA2025/0754
Date:	02/07/2025
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool and studio
Responsible Officer:	Jordan Howard
Land to be developed (Address):	Lot B DP 367970 , 24 Cavill Street QUEENSCLIFF NSW 2096

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 proposed plans indicate that three exempt Cocus Palms at the Oliver Street frontage are impacted by the proposed new driveway and require removal. No concerns are raised as these species are exempt and may be managed or removed without Council consent.

Concern is raised that the proposal is unable to satisfy Warringah DCP control D1. The frontage to Oliver Street includes a proposed garage with lawn above as indicated on plan DA20.02 however the sections clearly show this area without any soil to support planting. It is considered that the development proposal landscape area is not adequate to support any meaningful planting across the property as required by Warringah DCP control D1. The objectives of D1 Landscaped Open Space and Bushland Setting, with a control requirement of 40%, require the 'landscaped area' to be "a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area", to achieve the following: enable planting to maintain and enhance the streetscape; 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; enhance privacy between buildings; amongst other objectives.

The DCP Requirements to measure the area of landscape area identifies that: a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation; b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation; c) Landscaped open space must be at ground level (finished); and d) The minimum soil depth of land that can be included as landscaped open space is 1 metre. This matter shall be considered by the Assessing Planning Officer for determination.

The submitted Landscape Plan is inadequate as it does not achieve any of the objectives of Warringah DCP control D1, and in particular is devoid of tree planting and sufficient landscape area to achieve a suitable landscape setting outcome. Council's DA Lodgement Requirements identify that Landscape Plans should be prepared by suitably qualified professionals, and the submitted plan does not provide sufficient information or design as listed in the DA Lodgement Requirements.

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.