

Landscape Referral Response

Application Number:	DA2021/1129
Date:	22/07/2021
Responsible Officer:	David Auster
Land to be developed (Address):	Lot 55 DP 235355 , 94 Killarney Drive KILLARNEY HEIGHTS 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

This application is for the alterations and additions of an existing residential dwelling. Alterations include the demolition of internal structures to accommodate re-configurations allowing for a more open internal layout. Further alterations include the demolition of the existing swimming pool in order to allow for additions including a double garage as well as new swimming pool.

Councils Landscape Referral section has considered the application against the Warringah Local Environmental Plan, and the following Warringah DCP 2011 controls:

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation

The Statement of Environmental Effects provided with the application notes that the proposed works are not to impact any significant vegetation within the site. This statement is largely supported by the Architectural Plans provided as no significant tree is proposed for removal. It is noted that upon review of the Site Survey, the most prominent portion of existing vegetation is located well clear of proposed works along the eastern boundary at the rear of the site, hence no significant impacts are expected.

It is noted that there is a large portion of existing shrubs and grasses at the front of the site that are required to be removed in order to facilitate the proposed additions to the site. Landscape Referral raises no objections with the removal of this vegetation, however, concern is raised with the lack of replacement planting. As the proposal seeks to significantly alter the facade of the property, there is opportunity for the proposed built form to dominate the site and negatively impact the streetscape character of the area. It is noted the Architectural Plans provided do indicate that some planting is likely proposed, however no details are provided. The concern raised is not with the proposed works, instead it is solely the lack of vegetation and associated planting details provided. Considering the importance of this vegetation, and its need to effectively screen and mitigate the increase in height and scale of the built form, it is recommended that a Landscape Plan be provided with the application as per Councils Development Application Lodgement Requirements. This Landscape Plan is to provide a detailed planting plan demonstrating how privacy is to be enhanced, as well as how the built form will be

softened through the use of a variety of planting types, including trees, medium and low shrubs, grasses, as well as groundcovers. It is also recommended that spill over planting be incorporated to further soften the increased use of retaining walls. This planting is necessary in order to satisfy control D1, as key objectives of this control include "to enable planting to maintain and enhance the streetscape", "to 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", as well as "to enhance privacy between buildings".

The landscape component of the proposal is therefore not currently supported due to the limited information provided regarding the proposed landscape works. It is therefore recommended that a Landscape Plan be provided with the application in accordance with Councils Development Application Lodgement Requirements. This Landscape Plan is to demonstrate how landscaping is to be incorporated into the design, effectively mitigating and softening the increase in overall built form, whilst enhancing the streetscape character of the area.

Upon receipt of the required documentation, further assessment can be made.

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.