

Landscape Referral Response

Application Number:	DA2020/1606
Date:	04/03/2021
Responsible Officer:	Penny Wood
Land to be developed (Address):	Lot 7 DP 238331 , 10 Courtley 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

This application is for the construction of a residential dwelling on a vacant block of land. The proposed dwelling is to be a two-storeys with accompanying double garage.

Councils Landscape Referral section has considered the application against the Warringah Local Environment 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 a total area of 209.58m² has been provided for landscaping, totaling 37.6% of the site. This is a minor non-conformance to control D1, however as it is an improvement on the previously approved DA which has 32% of the site dedicated to landscape. This area is therefore deemed acceptable based on merit.

The Statement of Environmental Effects provided also notes that the proposed dwelling retains the sites natural and landscape setting. It is worth noting in this case, the site is clear and vacant, and therefore no landscape setting is currently present. In addition to this, it is indicated in the Statement of Environmental Effects that landscaping has been provided which is consistent with the sites suburban context. Concern is raised over this statement as no Landscape Plan has been provided with the application, and no indication or proposed landscape works has been made of the Architectural Plans.

Further concern is raised regarding the proposed removal of two street trees at the front of the property in order to construct a new driveway. Upon review these trees appear to be undesirable species or in poor health, however it is unclear if these trees shall be replaced in order to compensate for canopy loss. A Landscape Plan should be provided, demonstrating the presence of replacement planting, as well as other landscape works including proposed trees and screening vegetation for privacy. This is necessary in order to satisfy control D1, as key objectives of this control seek to "enable planting to maintain and enhance the streetscape" and "enhance privacy between buildings". In addition, the Landscape Plan shall "provide for landscape 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".

At this point in time, the proposal is not supported due to insufficient information being provided regarding proposed landscape works and the presence of compensatory planting as a result of street trees removed. A Landscape Plan in accordance with Council's DA Lodgement Requirements is therefore required.

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.