

Landscape Referral Response

Application Number:	DA2021/0322
Date:	13/04/2021
Responsible Officer:	Dean Pattalis
Land to be developed (Address):	Lot 121 DP 237862 , 12 Howse Crescent CROMER NSW 2099

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 to an existing residential dwelling. Alterations include the minor demolition of internal structures to create a more open living and dining area, as well as transform an existing bedroom into a home gym and study area. Additions are inclusive of a deck extension to most sides of the dwelling, a new walk in robe to the master bedroom on the ground floor, as well as a new first floor comprising of new sitting area in addition to two bedrooms with accompanying en-suites and walk in robes. A new rooftop terrace is also proposed above the existing 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 does not make note of the existing trees or vegetation on site, however the Architectural Plans provided do not indicate that any of the existing trees or palms are proposed for removal. Upon review, all trees and palms are clear of the proposed works are able to be safely retained and protected. The retention of these trees and palms, including those located within the road reserve, is vital in order to satisfy control E1, as key objectives of this control include "to protect and enhance the scenic value and character that trees and/or bushland vegetation provide", as well as "to protect and enhance the urban forest of the Northern Beaches".

Concern is raised regarding the limited presence of proposed landscape works, specifically screen planting and trees, which is vital to ensure the proposed built form is softened. As the proposal seeks to add an additional level to the existing dwelling, this built form mitigation is vital as the current site is largely turfed, with the existing palms providing little built form mitigation and softening. In addition to this, majority of the existing vegetation on site are exempt species, or exempt due to their heights below 5m, and can therefore be removed without Councils approval. If these tree are removed in the future, no mitigation measures will be in place. Concern is also raised regarding the privacy of not only the

residents of the site itself, but also neighbours to the west. As the first floor addition provides overlooking opportunity into neighbouring properties, the need for screening vegetation along the western boundary is necessary. The Architectural Plans also indicate the presence of proposed planting above the existing garage on the new rooftop terrace. Currently no information has been made regarding this planting, specifically what species are proposed and what soil depth is proposed. This planting, as well as the need for additional screening vegetation is necessary in order to satisfy control D1, as key objectives of this condition 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". It is therefore recommended that a Landscape Plan be provided in accordance with the Council's Lodgement Requirements, addressing the issues above regarding built form mitigation as well as privacy between neighbours.

As a result, in its current form, the landscape component of the proposal cannot be supported. It is recommended that a Landscape Plan be provided with the application addressing built form mitigation and privacy concerns. Upon receipt of the required plans, 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.