

Landscape Referral Response

Application Number:	Mod2024/0473
Date:	12/09/2024
Proposed Development:	Modification of Development Consent DA2020/0393 granted for demolition works and construction of a shop top housing development comprising retail premises, 49 dwellings, basement carparking and landscaping
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot 1 DP 1199795 , 28 Lockwood Avenue BELROSE NSW 2085

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 SEE indicates that an updated Landscape Plan has been prepared. No Landscape Plan was sighted with the documents viewed. It would be beneficial to review amended Landscape Plans as the modified design alters the layout of the internal courtyard, which was a key aspect of the original approval. An amended Landscape Plan is required for assessment of the application.

Some concern is raised with regard to the design amendments proposed. It is evident that the levels indicated on the Basement 02 Plan are proposed to be altered. Whilst there may be relevant reasons why levels need to be changed, it is considered that the result of these amendments result in a poorer design outcome of this level. The two main issues raised are summarised as follows:

1. Entry off Glenrose Place

The approved plans provide a wide, at grade pedestrian entrance form Glenrose Place. This provided an inviting entrance to the courtyard area in terms of visual connection and ease of access between the site and the Glenrose Shopping Centre.

The proposed plans alter the level of entry. The entrance to the courtyard area is now indicated to incorporate stairs and a wall at this important entry point, which is considered to be a poorer design outcome to the approved plans as the link between the site and Glenrose Shopping Centre is diminished. (Fig.1)

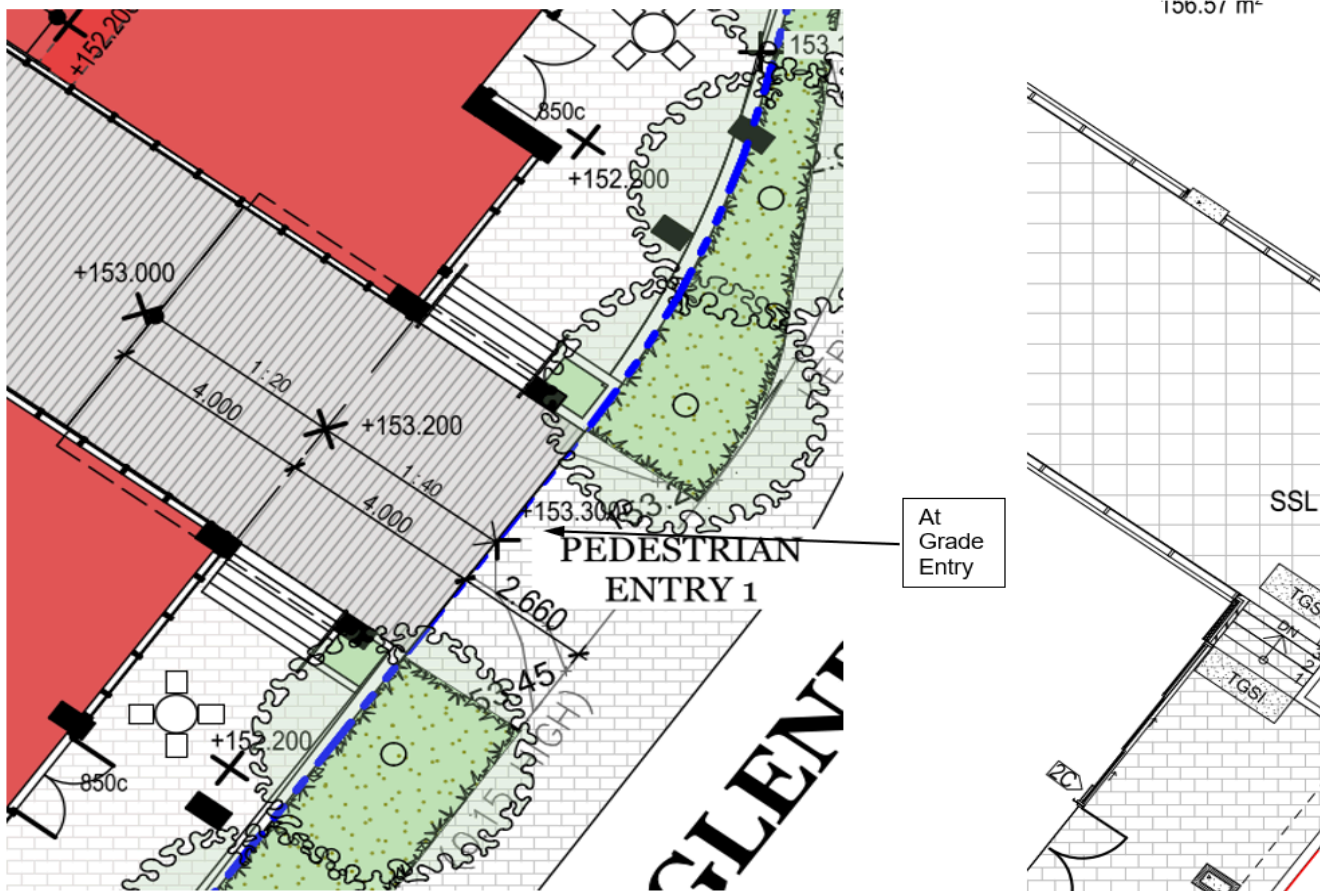


Fig.1 Comparison of the approved scheme entry off Glenrose Place (left) and the proposed scheme (right).

2. Internal Courtyard Planters and Levels.

The approved plans are based on a level area across the courtyard, flowing between retail outlets, seating and pedestrian space. The internal courtyard now includes a series of ramps and stairs to between the main passive component of the courtyard and the retail space access and unit access ways. The stairs and ramps alter the spaces previously provided and affect the permeability of the courtyard space.

The approved plans accommodate centralised planters providing adequate soil volume to support the approved planting scheme of trees, palms, shrubs and ground-covers. The modification requires the planters to be separated into narrower, smaller units which are unlikely to support the planting scheme as previously approved. (Fig.2).

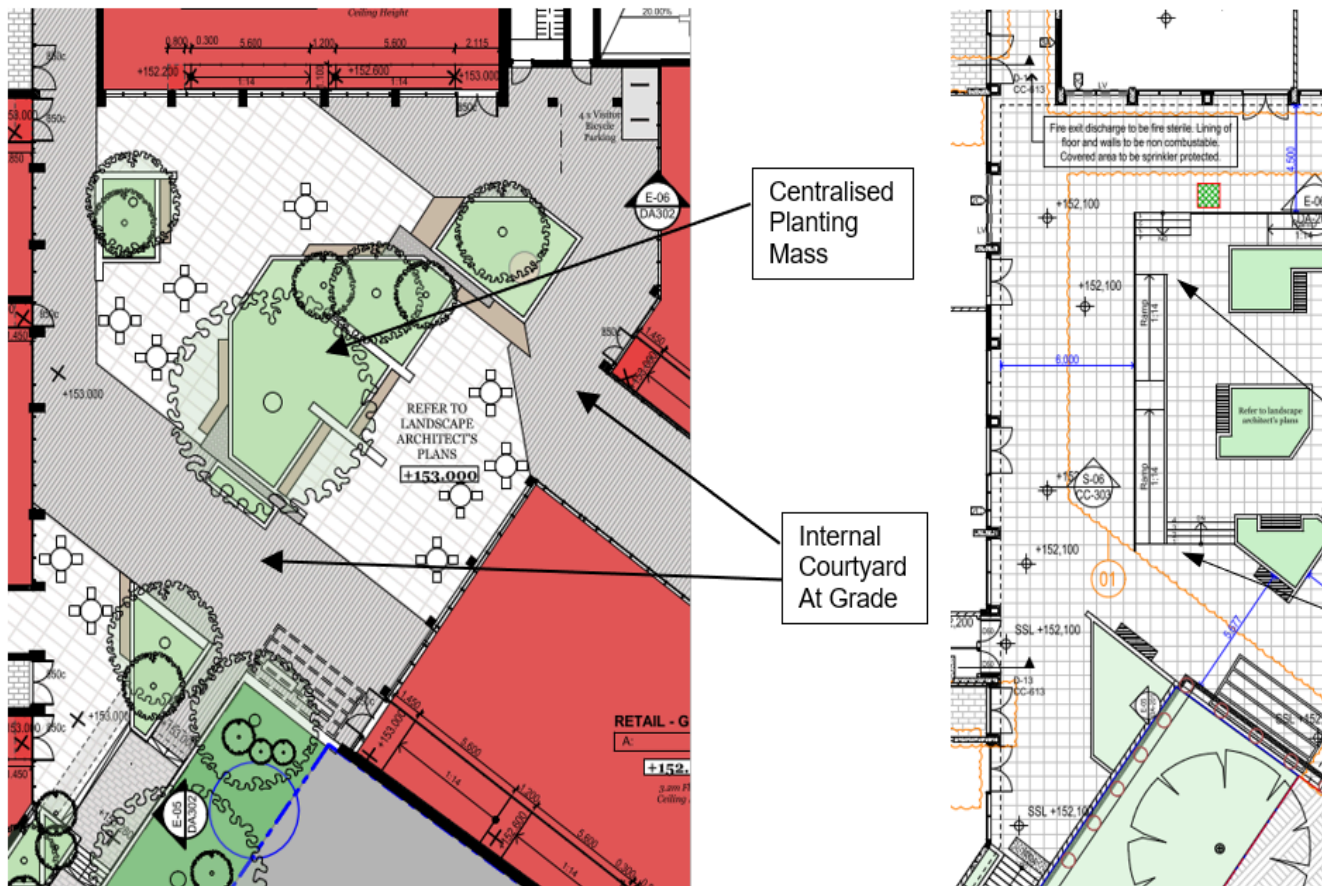


Fig.2 Comparison of the approved courtyard scheme (left) and the proposed scheme (right).

In summary,

- an amended landscape plan is required to enable assessment of the impacts of the amendments to the internal courtyard area and streetscape elements
- the loss of the at grade entrance from Glenrose Place is a poor design outcome
- The inclusion of ramps and stairs and separation of planters results in a less permeable and attractive space.

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.