Northern beaches council

Landscape Referral Response

Application Number:	DA2024/0007
Date:	28/02/2024
Proposed Development:	Alterations and additions to a dwelling house including secondary dwelling
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot 3 DP 30836 , 21 Sydney Road WARRIEWOOD NSW 2102

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

Council's Landscape Referral section have assessed the application against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP (PDCP) controls (but not limited to): B4.22 Preservation of Trees and Bushland Vegetation; C1.1 Landscaping; D14 Warriewood Locality.

The application is for alterations and additions and a new secondary dwelling. It is noted that the property does not contain any prescribed trees and the landscape character consists of managed planting, lawn, paving and retaining walling.

Landscape Referral are of the opinion that the existing and proposed landscape areas are inadequate to achieve the intent of PDCP control C1.1 where 15% (existing) and 15.9% (proposed) are documented, and the submitted Landscape Plan does not offer any improvement to the existing inadequate landscape setting. It is considered that the addition of the secondary dwelling further adds bulk and scale upon the site.

The PDCP control C1.1 intent to provide "... a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form" is not satisfied.

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.