

Landscape Referral Response

Application Number:	DA2021/1744
Date:	28/09/2021
Responsible Officer:	Maxwell Duncan
Land to be developed (Address):	Lot 13 DP 300716 , 153 Queenscliff Road QUEENSCLIFF NSW 2096

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 development application is for alterations and additions to an existing dwelling. Externally the proposed works include: new concrete drive; excavated garage & stairs to the street level; new studio with stairs & level grassed area with planting; front and rear decks; and new retaining walls to front & rear yard with levelled grassed areas.

The application is assessed by Landscape Referral against Warringah Local Environmental Plan 2011 and the following Warringah Development Control Plan 2011 controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- D9 Building Bulk
- E1 Preservation of Trees or Bushland Vegetation and E2 Prescribed Vegetation

The site does not contain any prescribed vegetation (ie. protected under the DCP) within the site, whilst existing street tree planting existing at the road verge of the property and shall be protected.

A Landscape Plan is provided with the application. The proposed Landscaped Area is 26% upon natural ground, with the frontage occupied by on structure planter above the garage level to a depth of 490mm, which is unable to be calculated as Landscaped Area. The Landscape Plan is inadequate to satisfy any of the landscape controls of the DCP. The Landscape Plan proposes grass only to the rear of the property, and in the majority grass over the garage at the frontage with a small planter and low shrub hedge planting.

The landscape controls include the requirement to appropriately landscape development sites to soften the built form and enhance the landscape setting. The following DCP controls are relevant and have not been satisfied by the proposed development:

1. DCP control D1 Landscaped Open Space and Bushland Setting requires the following objectives and requirements amongst others to be satisfied:

- 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.

- Landscaped open space must be at ground level (finished); and
- The minimum soil depth of land that can be included as landscaped open space is 1 metre.

2. D9 Building Bulk control requirements amongst others include:

- Landscape plantings are to be provided to reduce the visual bulk of new building and works.

Landscape Referral are concerned that the reduced Landscape Area requirements results in an unsatisfactory landscape outcome, contrary to the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan.

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.