

## Landscape Referral Response

<b>Application Number:</b>	DA2022/2217
<b>Date:</b>	17/01/2023
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a carport, spa and front fence.
<b>Responsible Officer:</b>	Megan Surtees
<b>Land to be developed (Address):</b>	Lot 52 DP 976580 , 27 Marinella Street MANLY VALE NSW 2093 Lot 54 DP 976580 , 27 Marinella Street MANLY VALE NSW 2093

### 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 proposal includes non complying elements that impact the landscape outcome, and are contrary to the Warringah Development Control Plan (WDCP).

The proposal does not satisfy: B7 Front Boundary Setbacks, requiring "The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences" and where " ... buildings and structures ... are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways"; and D9 Building Bulk, requiring "Landscape plantings are to be provided to reduce the visual bulk of new building and works". These matters shall be determined by the Assessing Planning Officer and Landscape Referral note that the landscape outcome anticipated by B7 and D9 cannot be achieved.

The proposal including front setback encroachment results in less than 40% landscape area of the front setback (34.86%), and whilst the proposal indicates the retention of one small existing tree (Magnolia), the proposal presents as a built form prominence unable to be softened by landscaping, and thus unable to satisfy D1 Landscaped Open Space and Bushland Setting "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."

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.