

Landscape Referral Response

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| Application Number: | Mod2022/0229 |
| Date: | 01/08/2022 |
| Responsible Officer: | Kye Miles |
| Land to be developed (Address): | Lot 8 DP 6984 , 18 Alexander Street COLLAROY NSW 2097 Lot 9 DP 6984 , 18 Alexander Street COLLAROY NSW 2097 |

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 application is for modification to development consent DA2021/1766. The proposed modification includes the addition of a swimming/plunge pool within the private open space of Apartments 1 and 5.

Updated comments 01.08.2022:

Amended Plans are submitted including Landscape Plans indicating removal of the pool decking surrounds and replacement with mulch as the landscape area treatment. Under Warringah Local Environment Plan 'landscape area' is defined as "a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area", and the use of mulch does not satisfy the LEP intent to utilise 'landscape area' and "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 required under Warringah Development Control Plan D1. The approved development consent includes landscape planting of shrubs and groundcovers to the this and therefore the mulch treatment is not acceptable and shall be replaced with planting as imposed by conditions.

Previous comments 08.06.2022:

The swimming/plunge pool for Apartment 1 is located within the private open space to the east of Bedroom 1. The swimming/plunge pool incorporates a pool fence and perimeter decking, with new landscaping provided between the sandstone wall extending along the side of the decking and the side boundary. The swimming/plunge pool for Apartment 5 is located within the private open space to the north of the main living areas. The swimming/plunge pool incorporates a pool fence and perimeter decking, with new landscaping provided between the decking and the perimeter of the private open space. The pool equipment for both swimming/plunge pools will be accommodated with acoustic enclosures located below the proposed perimeter decking.

Updated Landscape Plans are submitted. The location of the proposed pool for Apartment 1 is in close proximity to the side boundary and the provision of screen planting as approved in development consent DA2021/1766 is replaced with low height planting due to the walling setback from the side boundary (calculated as approximately 500mm in width), and it is considered that the provision of

adequate screen planting is appropriate to provide visual screening for the occupants of Apartment 1 and for any existing or future occupant of the adjoining property. Thus Landscape Referral consider that the approved landscape screening under development consent DA2021/1766 (ie. planting of Syzygium 'resilience' along the boundary) shall be maintained and a minimum 900mm landscape garden setback from common boundary to the back of the proposed walling shall be imposed by conditions to ensure for the establishment of suitable screen planting.

No concerns are raised regarding the provision of the proposed pool for Apartment 5 as the location does not impact the landscape outcome of the development.

Condition 52. Landscape Completion shall be amended accordingly.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

ADD 52A Landscape Completion

Landscape works under the modification shall be implemented in accordance with the approved Landscape Plans LS501.1 issue D, and LS501.3 issue D, inclusive of the following conditions:

- i) the retaining wall as part of the pool setting for apartment 1 shall be setback from the common boundary a minimum of 900mm to the back of walling,
- ii) the proposed *Crocea saligna* planting along the boundary behind the retaining wall shall be substituted to provide the following tall shrub planting indicated under the development consent: Syzygium 'resilience' planted at 900mm centres apart and at minimum 200mm pot containers,
- iii) the proposed mulch surface finish is not approved and shall be substituted with the following: shrubs along the base of the retaining wall planted at 900mm centres apart and 500mm from the wall base and at minimum 200mm pot containers; and groundcovers planted at four per m² and at minimum 140mm pot containers to the remaining area marked as 'mulch', with the exception of paverslab access from the gate to the pool edge.

Reason: Landscape amenity.