

Landscape Referral Response

Application Number:	DA2022/0456
Date:	17/06/2022
Responsible Officer:	Adam Susko
Land to be developed (Address):	Lot 4 DP 737411 , 62 Myoora Road TERREY HILLS NSW 2084

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 seeks consent for demolition of existing structures and construction of new buildings for the purpose of a retail garden centre and retail with associated parking and landscaping.

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
- E1 Preservation of Trees or Bushland Vegetation and E2 Prescribed Vegetation

Of particular concern is the relationship between the proposal and the following of the Zone Objectives:

- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To minimise the impact of development on long distance views of the area and on views to and from adjacent national parks and bushland.
- To maintain and enhance the natural landscape including landform and vegetation.
- To maintain the rural and scenic character of the land.

The application presents difficulties to support from a landscape perspective as it proposes development within required landscape setbacks which results in a development in conflict with the objectives of the Zone. Particular concern is raised with regard to the lack of soft landscape on the Myoora Rd frontage.

The SEE indicates that improvements have been made to the PLM plans, suggesting that the development is a worthy improvement to the PLM plans, but there still appears to be significant numeric non-compliance with landscape related controls.

At this stage, the proposal is not supported with regard to landscape issues.

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.