

Landscape Referral Response

Application Number:	DA2022/1719
Date:	24/01/2023
Proposed Development:	Alterations and additions to a dwelling house including secondary dwelling
Responsible Officer:	Megan Surtees
Land to be developed (Address):	Lot 6 DP 8260 , 150 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 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

Landscape Referral do not support the current proposal and raise concerns requiring additional information and/or clarification.

The landscaped open space areas appear to be less than the documented 41.6% and the calculation includes areas that are contrary to the requirements for calculation under D1 including: open space areas with a dimension of less than 2 metres; and areas of existing concrete stairs and paths, stone paved areas, and existing retaining walls, that are not indicated for removal on any of the plans submitted, thus it is considered that the landscaped open space area does not satisfy the D1 control, and this matter shall be determined by the Assessing Planning Officer.

No landscape information is submitted on how the proposed development will satisfy the landscape outcome objectives of D1 including " ... 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".

Existing trees within the property frontage to Aitken Avenue, and within 5 metres of proposed works are not addressed in the submitted Arboricultural Impact Assessment and Management Plan report. The report includes the recommendation to remove an existing Bottlebrush street tree within Queenscliff Road to accommodate the proposed driveway, and the recommendation for removal is based on the location of the proposed driveway and the presence of multiple inclusion which are not uncommon in such species and not necessarily a risk factor requiring removal. No Tree Risk Assessment is submitted to indicate the risk factor that may or may not be present. Landscape Referral consider the location of

the driveway may be relocated and decreased in width to Council standards to ensure the preservation of the existing Bottlebrush.

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.