

Memorandum

TO: John Sule, Senior Planner

FROM: Barry Knox, Landscape Architect

DATE: 17th June 2016.

SUBJECT: **SUB-2016-45 & LUC-2016-240, 49 DALZIEL ROAD.
COMMENT FROM LANDSCAPE ARCHITECT.**

This memorandum is in response to your request for comment on this new application, modified following a recent hearing for SUB-2015-54 & LUC-2015-291 which are currently subject to an Environment Court appeal. This application is separate from the appeal proceedings and is essentially forwarded for the purpose of reorganising sites previously approved under SUB-2012-92, some of which have existing dwellings on them.

Overall the activity is required to be assessed as a **non-complying activity** as the land is zoned rural and the sizes are less than the required 15ha.

No additional sites are proposed from those granted consent in 2012, although their location is altered and this will result in differing effects on some neighbouring sites.

I have not visited the site for this application but I have provided comment on the various earlier consent applications, and am familiar with the area.

Preliminary Comment

As there are no additional lots than already consented, the wider effects of the proposal do not appear to be more than those already considered. There are different, more localised effects for established dwellings, but my understanding is that written approval has been gained for all but one of these. Establishing an altered subdivision layout utilising mainly boundary changes will have the effect of providing a de facto rural residential type subdivision in an area where a rural residential type character is already commencing, notwithstanding current zoning. Appendix 1 indicates recent dwelling development.

I understand that 2GP zoning proposals cannot be considered at this early stage in the hearing process, but it is worth pointing out that this application is in line with 2GP zoning.

As I have noted in earlier comment for this area, a key landscape value is preserving the established, bushed gully which extends down to Frasers Gully Urban Landscape Conservation Area (ULCA). Retention of the uniqueness of the major gully, in particular, is very important. This value would not be compromised by the application.

The request for comment on this application was to provide initial comments to assist with determination of what type of notification is required and whether all the information necessary to assess the application has been provided. In my opinion, although somewhat difficult to follow as there have been so many permutations for subdivision on this site, the application has sufficient landscape related information to enable action to proceed with limited notification, or whatever type of application is deemed appropriate.

Barry Knox
Landscape Architect

Appendix 1. – Background Aerial Photographs and Maps

Image from Dekho.

Date 2013



Image from Google Maps, showing recent dwelling establishment. Date 2015-2016?

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