

Landscape Referral Response

Application Number:	DA2024/0460
Date:	29/05/2024
Proposed Development:	Demolition works and construction of shoptop housing
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 188 DP 16719 , 3 Gondola Road NORTH NARRABEEN NSW 2101 Lot 187 DP 16719 , 1 Gondola Road NORTH NARRABEEN NSW 2101

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 development application is assessed by Council's Landscape Referral against the following relevant landscape objectives and controls:

• Chapter 4 of State Environmental Planning Policy (Housing) 2021, including: (a) Clause 147(1)(a) requires the proposal to be assessed against the 9 design quality principles contained in Schedule 9 and specifically for Landscape Referral, Principle 5 - Landscape; and (b) Clause 147(1)(b) requires the consent authority to take into consideration the Apartment Design Guide - 3E Deep soil zones, 4O Landscape design, and 4P Planting on structures.

An Arboricultural Impact Assessment (AIA) is submitted and recommends removal of two prescribed trees (trees 4 and 5) and four exempt species (1, 2, 3 and 6). Should the application be approved Landscape Referral raise no objections to the recommended tree removal except for tree 6. Tree 6 (Japanese Loquat) is indicated in the AIA to be located in common ownership with adjoining property number 4 Rickard Road and removal is not supported without owners consent. Tree 7 (Eucalyptus) as reported in the AIA shall be protected and it is noted that this is located within property number 4 Rickard Road at some distance from development works.

Landscaped Plans are submitted and are co-ordinated with the architectural plans and propose landscape outcomes within both (i) natural ground deep soil areas and (ii) on structure. The available deep soil area the result of the site planning and basement extent does not satisfy the Apartment Design Guide (ADG) design criteria for deep soil under part 3E Deep soil areas, whereby 7% minimum deep soil is required. It is approximately calculated that the available deep soil is 3.67%. Additionally it is noted that a minimum 3.0 metre width deep soil zone is required based on the site area

The ADG states that "deep soil zones are areas of soil not covered by buildings or structures within a development". Landscape Referral note that the front awning to Gondola Road occupies approximately 50% of the deep soil zone and that the awning will hinder tree planting in the front setback, which is required to soften the built form.

Based on the deficient deep soil area to satisfy Part 3E of the ADG, Landscape Referral are unable to support the application at this stage.

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.