

## Landscape Referral Response

<b>Application Number:</b>	DA2020/0028
<b>Date:</b>	21/04/2020
<b>Responsible Officer:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 22 DP 11552 , 9 Ocean Road PALM BEACH NSW 2108

### 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 for the demolition of existing structures and the construction of a new dwelling with attached garage and associated landscape works.

Council's Landscape Referral is assessed against Pittwater Local Environmental Plan 2014 - Zone E4 Environmental Living and the following Pittwater 21 DCP 2014 Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

D12 Palm Beach Locality, and in particular D12.1 Character as viewed from a public place, and D12.10 Landscaped Area - Environmentally Sensitive Land

Landscape Plans are provided with the application illustrating the design intent. The landscape plan for the front setback is not able to soften the built form due to the inadequate spatial area provided within the front setback to achieve any substantial planting to satisfy the DCP control C1.1, that requires the following landscape treatment to the front setback:

- canopy tree planting with a minimum area of 3m x 3m,
- a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form.

This landscape requirement is not achieved within the front setback and thus the proposed built form is dominant, and unable to be softened by landscaping, contrary to the outcomes and controls of the LEP and DCP.

The landscape treatment to the rear raises no issues of concern.

An Arboricultural Impact Assessment is provided with the application, in accordance with DA Lodgement Requirements. The recommendations of the report including removal of one existing tree and one exempt species raise no issues. At the rear of the site, numerous existing trees are proposed

for retention.

The landscape proposal to the frontage is unable to achieve the desired outcomes of DCP to soften the built form as insufficient front setback will not permit the establishment of significant vegetation to achieve the landscape outcome to visually reduce the built form.

The proposal does not adequately integrate within a landscaped setting along the streetscape frontage, and will result in a development that is dominant upon the streetscape.

A complying front setback is required to ensure suitable landscape treatment, including canopy trees to soften the built form.

At this stage, the proposal is not supported with regard to the landscape outcomes of the LEP and DCP.

Note: the below System auto generated response 'The proposal is therefore supported' is not the position of this Referral.

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:**

Nil.