

Landscape Referral Response

Application Number:	DA2023/1780
Date:	15/01/2024
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Responsible Officer:	Maxwell Duncan
Land to be developed (Address):	Lot 122 DP 8394 , 89 Marine Parade AVALON BEACH NSW 2107

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

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan (PLEP) clause C4 zone Environmental Living, and the following Pittwater 21 Development Control Plan (PDCP) controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D1 Avalon Locality, and in particular D1.14 Landscaped Area - Environmentally Sensitive Land

The site is located in the C4 Environmental Living zone, requiring development to achieve a scale integrated with the landform and landscape, and to minimise impact on the natural environment with ecological, scientific or aesthetic values, including the retention of natural landscape features and existing trees, to satisfy the landscape objectives of the C4 Environmental Living zone.

An Arboricultural Impact Assessment is submitted and under this proposal all existing trees upon the property are proposed for removal due to the layout of the proposed development as well as the cut and fill proposed. Any retention of existing trees is only possible with a revised architectural design.

No landscape calculations are provided in the architectural plans. Landscape Plans are submitted and it is noted that landscape area calculations are identified on these plans as a deficient 55.1% that includes the 6% allowance. This matter shall be determined by the Assessing Planning Officer. Landscape Referral provide comments regarding the landscape area as this impacts upon the overall landscape objective of land zoned C4 zone Environmental Living. Concerns are raised that identified 'landscape areas' shown on drawing C7 are unable to be defined as landscape area as they are unable to accommodate the definition of landscape area in the PLEP, as landscape area *"means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or*

hard paved area", and the following areas are identified that Landscape Referral consider are unable to achieve planting:

- permeable driveway as it is a hard paved surface
- landscape steps at rear of the property as no planting is possible for the selections as shown on the materials palette drawing
- stepping stone areas within the front setback near northern boundary that are predominantly paved
- stairs within the front setback near northern boundary
- conservation pit area at rear of property

The overall theme of the Landscape Plans including hard and soft landscape works is noted. Further to the landscape area concerns as discussed above, it is noted that the presentation to the streetscape consisting of high walling and fencing establishes a prominent visual elements to the streetscape that is unlike many of the properties within proximity which display a landscape setting devoid of structures in the majority. It is noted that the first wall is located away from the front boundary, whilst the second wall that supports fencing on top is narrow in garden width to support adequate planting to soften the visual impact. It is considered that the frontage to Marine Parade is a prominent element that should be further refined to reduce the built form and wider garden width between walling may assist, as will a selection of planting to screen the walling and fencing.

Based on the above concerns, Landscape Referral are unable to support the application.

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.