

## Landscape Referral Response

<b>Application Number:</b>	Mod2018/0076
<b>Date:</b>	16/05/2018
<b>Responsible Officer:</b>	Joseph Tramonte Senior Landscape Architect
<b>Land to be developed (Address):</b>	Lot 20 DP 632081 , 79 Cabbage Tree Road BAYVIEW NSW 2104

### 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

Concern is raised that the site planning has resulted in a proposed modification that is not essentially and materially providing the same landscape outcome as the approved DA.

The modification proposal will result in extensive excavation (cut and fill) to the western portion of the access road, identified as ILU 1 to ILU 14 inclusive, and the associated roadways.

This will remove the existing vegetation community to the extent of the proposed footprint for buildings, roadways and the embankment batter.

In terms of achieving or maintaining a landscape character to satisfy SEPP 2004 and Pittwater DCP21, the impact of such widespread removal of vegetation alters the landscape character required by Pittwater DCP21, where development is to be integrated with the natural landscape in terms of reducing excavation and siting buildings to retain significant vegetation.

The proposed massing of buildings will dominate the landscape, and in association with the roads infrastructure will result in a dominant built form that is not capable of integrating with the landscape.

Pittwater DCP 21 is not satisfied as noted below:

B.4.5 Landscape and flora and fauna enhancement, is not satisfied, with development resulting in significant loss of tree canopy, and no immediate enhancement to habitat.

Any proposal to replace the removed flora and fauna biodiversity is a long term plan if successful. In the short term, fauna is displaced and possibly never to return (excavation and noise impact). Removal of old trees will take years to replace the physically and visually amenity created by the existing landscape.

C1.1 Landscaping, outcomes that are not achieved including: A built form softened and completed by

landscaping.

The extent of built form presented by the proposed building built form and the associated roadways, limits effective and substantial landscaping and tree canopy replacement to soften the built form.

The separation between buildings is not broken to reduce built form as the spatial area between buildings for substantial canopy tree planting is limited.

### **Referral Body Recommendation**

Recommended for refusal

### **Refusal comments**

### **Recommended Landscape Conditions:**

Nil.