

Landscape Referral Response

Application Number:	DA2023/0997
Date:	04/08/2023
Proposed Development:	Demolition works and construction of a dwelling house including garage and swimming pool
Responsible Officer:	Nick England
Land to be developed (Address):	Lot 18 DP 12979 , 96 Iluka 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

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
- D12 Palm Beach Locality

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.

The property does not support any prescribed trees and all existing trees are nominated for removal include the exempt Camphor Laurel and exempt Palms, and as exempt species Council consent is not required for management or removal. All existing trees within adjoining properties shall be protected regardless of species.

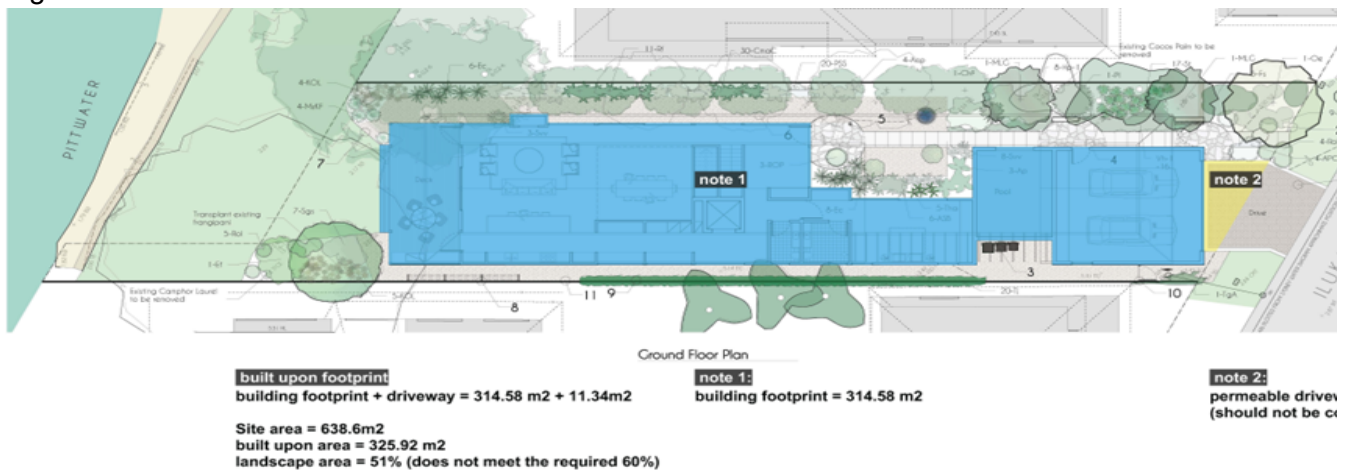
The Statement of Environmental Effects nominates a 52% landscape area however utilising CAD the calculation from Landscape Referral is 51% (refer to Figure 1). The planning issues with the landscape area shall be determined by the Assessing Planning Officer.

It is Landscape Referral's opinion that proposals under the 60% 'landscaped area' limit the capability of the property to satisfy the landscape outcome intent of the C4 Environmental Living zone and PDCP control C1.1 as reduced areas of deep soil are provided and this alters the landscape outcome such as capacity for tree canopy development. The Landscape Plan in response to the architectural layout

provides landscape planting suitable for the available 'landscape area' provided and contains small tree planting and other low height planting that is predominately exotic, and certainly the outcomes of C1.1 are not achieved principally without the inclusion of any locally native tree canopy species. It is noted that C1.1 control requires "all canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species".

In response to the deficiency in 'landscape area', and subject to consideration on the matter by the Assessing Planning Officer, Landscape Referral are unable to currently support the application.

Figure 1:



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.