

## Landscape Referral Response

<b>Application Number:</b>	DA2020/0708
<b>Date:</b>	17/09/2020
<b>Responsible Officer:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 1 DP 712236 , 39 B 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 proposal is for the construction of a new carport, driveway and studio, within the upper southern portion of the site with access to Florida Rd.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause E4 Environmental Living zone, and in particular the following Pittwater 21 DCP Controls:

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D12 Palm Beach Locality, including D12.1 Character as viewed from a public place and D12.10 Landscaped Area - Environmentally Sensitive Land

The site is located in the E4 Environmental Living Zone, requiring development to achieve a scale integrated with the landform and landscape, and to minimise impact on the natural environment, including the retention of existing landscape features and trees, such that clause D12.1 is satisfied.

The portion of land upon which the proposal sits includes native and exotic trees and vegetation. Seven trees are nominated for removal in the Arboricultural Impact Assessment. No existing trees of high retention value are proposed for removal. A Landscape Plan is provided indicating landscape enhancement with understorey planting.

It is noted that the proposed roof form as viewed from Florida Rd, as documented in the Photomontage A20, adds built form that removes the views from the streetscape to the background of water, beach and headland, contrary to clause D12.1. Clause D12.1 requires that garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place.

The Landscape Area is under the 60% required by clause 12.10, which exacerbates the bulk and scale of the built form presentation to the streetscape, without any front setback to provide planting to soften the development.

Concern is raised regarding clause D12.1 Character as viewed from a public place in terms of the impact to landscape and visual character along the streetscape and shall be considered and determined by Planning. At this stage the Landscape Referral Response is not supportive of the proposal, due to the inability to soften the built form within the front setback, with no landscape areas of substance for planting.

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.