

Landscape Referral Response

Application Number:	DA2021/2547
Date:	20/04/2022
Responsible Officer:	Julie Edwards
Land to be developed (Address):	Lot 2 DP 418586 , 1 Norma 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 alterations and additions to the existing dwelling, including a swimming pool, spa and deck, as described and illustrated in the reports and plans. A Landscape Plan accompanies the application and is assessed as part of this Landscape Referral.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause C4 zone Environmental Living, and the following Pittwater 21 DCP 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, including the retention of natural landscape features and existing trees, to satisfy the landscape objectives of the C4 Environmental Living zone.

updated comments:

The raised height of the proposed pool, spa and deck is raised as a concern as indicated in the previous comments. A Landscape Plan is submitted as prepared by Canvass Landscapes and provides the capability to provide adequate screening along the southern and eastern elevation of the pool, as well as the underside of the pool over time when planting becomes established, but certainly not in the short term. However limited landscape area is available along the northern boundary that includes access stairs, with only the north-eastern corner providing landscape area, and as such the elevated pool structure along the northern boundary presents as a built element unable to be softened, and additionally overlooking from the pool towards northern adjoining properties is unabated. The proposed planting to the limited northern boundary area does not provide adequate planting to assist with privacy, and a revised scheme that reduces the height of the proposed pool, spa and deck, as well as increasing side setbacks for landscape planting opportunities may present an acceptable solution.

It is unclear how the exposed rock outcrop is integrated into the landscape outcome of the proposal,

noting that DCP control C1.1 notes that development shall provide for the "reasonable retention of natural features such as rock outcrops".

The submitted Bushfire Report indicates that the portion of land impacted by the categorisation of Bushfire Prone Land is limited to the rear boundary over land identified as 'thick vegetation' and not part the portion belonging to the proposed works including proposed pool and deck. Any new landscaping should be designed in accordance with the Asset Protection Zone (APZ) requirements as specified within Appendix 4 of PBP 2019.

previous comments requested a suitable Landscape Plan prepared by a qualified professional:

The development application is for alterations and additions involving a swimming pool, spa, rear deck, and associated structures.

Landscape works including retaining walls and stairs, and planting are shown on the architectural plans and are substantially raised above natural ground level. The landscape planting requires an appropriately documented landscape plan to demonstrate the proposal to adequately soften the undercroft area and area adjacent to the pool and deck structure. Planting as nominated to the southern side of the pool are species that prefer full sun. A Landscape Plan shall be submitted that clearly identifies the intended planting to the south and east areas of the pool and deck, and additionally provide shade tolerant undercroft planting, and shall provide species selections and locations on plan layout, and shall provide quantities and pot container sizes. The Landscape Plan shall be prepared by an qualified professional and in accordance with Northern Beaches Council's DA Lodgement Requirements for Landscape Plans.

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.