

Landscape Referral Response

Application Number:	DA2022/0145
Date:	25/01/2023
Proposed Development:	Demolition works and construction of a mixed-use development comprising a residential flat building and shop top housing, basement parking, lot consolidation and torrens title subdivision
Responsible Officer:	Adam Susko
Land to be developed (Address):	Lot CP SP 32072 , 812 Pittwater Road DEE WHY NSW 2099 Lot CP SP 32071 , 4 Delmar Parade DEE WHY NSW 2099

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

Amended Plans Comment 25/01/2022

Amended Landscape Plans are noted and can generally be supported. - Eastern side has provided soft landscape and tree planting improvement with additional deep soil...some anomaly with sections that appear to show slab rather than deep soil, which should be clarified with the applicant and corrected accordingly.

Southern interface with Stony Range reserve remains poor. The new building is proposed to be built to boundary on NW corner (currently there is a setback)

Only the drainage swale separates the reserve (carpark) from the building, and balconies overhang the swale.....Consider stepping back the building at each level above ground from the southern boundary to maintain light access and a degree of transition to the Reserve.

However, it is noted that cadastral plans and Lot & DP Plans indicate that the site actually adjoins road reserve, rather than a public reserve.

The proposal includes requirement to remove some 10 locally native trees in the road reserve, previously presumed to be within Stony Range Regional Botanic Gardens. As such, removal of the trees can be supported subject to replanting within the road reserve, which will assist with providing a softer transition between the development and Stony Range.

No detail is provided with regard to the treatment at the south western corner of the site. Upgraded paving and landscape works are indicated in the Pittwater Road road reserve along the western boundary, but is unclear how the transition to the road reserve to the south of the site is to be

handled.

Given the prominence of the proposal as a gateway to Dee Why and the limited opportunity for tree planting along Pittwater Road due to underground services, it is recommended that a small grove of advanced *Livistona australis* (Cabbage tree Palms) be provided at this point. *L. australis* has been used throughout Dee Why Town Centre as a highlight/feature plant and it is considered that the public domain works proposed should include a similar gateway treatment in concert with the built form proposed. Recommended conditions have been included to provide for this aspect in consideration of the vegetation to be removed from the road reserve and the proximity to Stony Range and gateway to the Dee Why Town Centre.

No further objections are raised with regard to landscape issues subject to conditions as recommended.

Original Comment

The application seeks consent for demolition works and construction of a mixed-use development comprising a residential flat building and shop top housing, basement parking, lot consolidation and Torrens title subdivision.

The application is assessed by Landscape Referral against Warringah Local Environmental Plan 2011 and the following Warringah Development Control Plan 2011 controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation and E2 Prescribed Vegetation

The proposal raises a number of issues which are considered to be unsatisfactory with regard to landscape issues.

As the issues are multiple and overlapping, referral response is provided addressing relevant components of the applicant's Statement of Environmental Effects to highlight where point of disagreement are found.

1. SEPP 65 Design Quality Principles Statement

Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long-term management.

Comment:

The existing site does not provide any areas of high-quality landscaping. The proposed development provides formal landscaped areas through the centre of the buildings adjoining the communal open space area. A total area of 962.8 m² of deep soil is provided to the south and east of the site promoting healthy growth of large trees. The landscaping provided will contribute to the enjoyment of these areas.

Referral Response:

- The proposal requires the removal of 58 native trees from the site. In terms of tree canopy, this is a significant loss within the locality.
- Replanting of canopy trees is restricted by the limits placed upon the claimed 'deep soil area' to the east and south of the site as the land referred to is being used as a drainage control device from which canopy tree planting is excluded.
- Limited tree planting is only provided in above slab planters.

2. Apartment Design Guide Objectives – Part 3 & 4

4 Delmar Parade & 812 Pittwater Road
Dee Why, NSW 2099

Objective	Design Criteria	Objective Achieved	Comment
Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and	Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) Developments achieve a minimum of 50% direct sunlight to the principal usable part of	Yes where possible The communal identified in the development plan and place
to provide opportunities for landscaping	the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)		bbq and dining areas, an outdoor facilities promoting high amenity. 50% of the principal useable space achieve a minimum of 9:00 am and 3:00pm
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		Yes	Communal open spaces provided with varying uses, to allow for groups. The Architectural and the open space and landscaping
Objective 3D-3 Communal open space is designed to maximise safety		Yes	Communal open spaces are provided in open areas. They are overlooking level apartments, promoting safety
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		N/A	Publicly-owned open space is provided in the development.

Referral Response:

- The Communal/Landscape plan Dwg No. TP06.04 A indicates that the calculation of solar access includes land used as a stormwater management device.
- The land is elevated above the dwellings and is not readily accessible nor particularly useable given it's primary use as controlling stormwater.
- The inclusion of the land as the 'principal useable part of the communal open space' is not supported.
- The requirement of Objective 3D-1 is not considered to be achieved.

3.

Deep Soil Zones	<i>Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality</i>	<i>Deep soil zones are to meet the following minimum requirements:</i>			Yes
		<i>Site Area</i>	<i>Min Dimensions</i>	<i>Deep Soil Zone (% of Site Area)</i>	
		<i>Less than 650m²</i>	<i>-</i>	<i>7%</i>	
		<i>650m²-1500m²</i>	<i>3m</i>		
		<i>Greater than 1500m²</i>	<i>6m</i>		
<i>Greater than 1500m² with significant tree cover</i>	<i>6m</i>				

Referral Response:

- The Deep Soil Zone nominated on Dwg No. TP 06.03 A as compliant with Objective 3E-1 is not considered adequate to comply with the objective.
- The area included encompasses, as its claimed compliance with the minimum 7%, retained concrete block planters separated by paving above slabs, rather than a continuous width of 6m of deep soil.
- The statement claims a total of 12%, however the claimed additional 5% is based on inclusion of the extension of the stormwater management device which also is restricted from containing shrubs and trees.
- Additionally, the total area included is the land used for stormwater management which does not allow for nor support healthy plant and tree growth.

The requirement of Objective 3E-1 is not considered to be achieved.

4.

	Objective	Design Criteria	Objective Achieved
Landscape Design		<i>Objective 4O-1 Landscape design is viable and sustainable</i>	Yes
		<i>Objective 4O-2 Landscape design contributes to the streetscape and amenity</i>	Yes
Planting on Structures		<i>Objective 4P-1 Appropriate soil profiles are provided</i>	Yes
		<i>Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance</i>	Yes
		<i>Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces</i>	Yes

Referral Response:

- The Landscape Design is not considered adequate as it relies on tree shrub and groundcover planting over slab in masonry planters, not deep soil areas.
- The design relies heavily on palm species which are exempt species under WDCP. (*Archontophoenix cunninghamiana*, *Archontophoenix alexandrae* and *Howea fosteriana*)
- The plans indicate planting of *Elaeocarpus eumundii* in narrow planters at the northern entrance to the site which will not be able to achieve growth true to their genetic disposition.
- 4 x *Banksia integrifolia* are indicated in planters. These would appear to be the only larger trees proposed on the site.
- In view of the removal of 58 existing native trees from the site, the proposed replanting of canopy trees is considered inadequate for a site and development of this size.

5.

The proposal is consistent with the relevant objectives for the De Clause 7.3, as follows:

- The proposal responds to and engages with the southern Gardens and protects the scenic qualities of Dee Why and it compliant height.

Referral Response:

- The proposal provides a sheer wall of apartments to the Stoney Range Botanic Garden. No transition to the reserve is provided.
- The tree removal plan indicates removal of trees from the reserve, which is not supported.
- No assessment of the extent of shadow and impacts on the vegetation of the reserve has been provided.
- A more generous and meaning full transition to the reserve would be anticipated for such a development.

6.

The proposed development is considered to exhibit design excellence for the following reasons:

- The bulk, massing and modulation of the proposal responds to the anticipated built form character for the site as identified by the WLEP and WDCP and will sit comfortably within the streetscapes surrounding the site. In particular, the proposal properly defines the street edge of the site and responds sympathetically and addresses the Botanic Gardens directly opposite to the south.
- The proposal provides a unique communal open space offering which exceeds the minimum size requirement and which offers a high level of amenity to the future occupants by being easily accessible from within the building, comprising both under cover and exposed areas. The under cover area comprises a multi-use space at the southern end of Building A on the ground floor level which provides for board washing area, outdoor gym and yoga space, and also BBQ facilities.

Referral Response:

- The location of the BBQ facilities adjacent to the southern end of Building A is considered inappropriate as it is directly below apartment buildings, affecting amenity for those residents.

7.

- The proposal will not result in any significant adverse impacts to adjacent properties.
- The proposed development does not adversely impact view corridors from the public domain.

Referral Response:

- These aspects have not been adequately addressed in the application.
- No assessment of impacts from adjoining properties and view analysis from the public domain has been provided.

8.

Part E The Natural Environment

Control	Response	Compliance
E1. Private Property Tree Management	<p>The Arboricultural Impact Assessment prepared by Dr Treegood which accompanies the application identifies the trees that may be impacted by the proposed development. The report identifies the trees proposed to be removed and those proposed to be retained and protected during construction.</p> <p>The proposed development requires the removal of the majority of trees from the subject site. Whilst the trees proposed to be removed provide some amenity for the site, the reasonable development of the site in accordance with the new vision for the area is not possible with the retention of these trees, particularly having regard to the steep fall of</p>	Yes

Control	Response	Compliance
	<p>the land and required excavation. Notwithstanding this, the redevelopment of the site will include a coordinated landscaping regime with more suitable tree species which will achieve a high quality landscaped treatment for the site as illustrated in the landscape plans prepared by Ground Ink landscape architects which accompany this application.</p>	
<p>E2 Prescribed Vegetation E5 Native Vegetation</p>	<p>Immediately to the south of the site is a car park, beyond which is the Stony Range Botanic Garden which is identified as native vegetation. However, the subject proposal does not result in any adverse impact to the Stony Range Botanic Gardens.</p> <p>The subject application is accompanied by a Flora and Fauna Assessment Report prepared by Dr Steven Douglas which provides an assessment of threatened flora, fauna, and ecological communities for a proposed redevelopment and confirms that:</p> <ul style="list-style-type: none"> • The site is not shown on the Biodiversity Values Map (see Map 2) and does not trigger the Biodiversity Offsets Scheme (BOS) on that basis. • The area of 'native vegetation' proposed for clearing is below the lot zoning threshold and does not trigger the BOS on that basis. • A 5-part test of significance has been conducted in this report and does not find a significant impact could occur to any threatened species or ecological community, so the BOS is not triggered on that basis. 	<p>Yes</p>

Landscaping		
1. Where possible, existing trees should be retained, particularly where they are adjacent to the public domain. 2. A minimum of 20% of the site area is to be provided as landscaped area,	The proposal provides in excess of 20% of the site area as landscaped area which is capable of growing plants, grasses and trees.	Yes

Referral Response:

- The application proposes removal of all trees from the site, and the tree removal plan indicates removal of trees from the adjoining reserve.
- 58 native trees are to be removed. 15 non-exempt native trees and 3 non-exempt exotic trees are proposed on the site, all located within raised planters over slab.
- Replacement tree planting is considered inadequate to address the control.
- Impacts of overshadowing on the vegetation and amenity of Stoney Range Botanic Gardens have not been adequately assessed.

9.

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979. Guidelines (in italics) to help identify the issues to be considered have been prepared by the Department of Urban Affairs and Planning (now the Department of Planning and Environment).

What are the potential impacts on adjacent properties in terms of:

relationship and compatibility of adjacent land uses?

sunlight access (overshadowing)?

visual and acoustic privacy?

views and vistas?

edge conditions such as boundary treatments and fencing?

The proposed development incorporates appropriate design elements to ameliorate potential amenity impacts to adjoining properties. These issues have been discussed in detail in the body of this Statement.

Flora and fauna

As discussed elsewhere in this Statement, the proposed development requires the removal of a number of trees. The proposed development will introduce a landscaped character to the site and will significantly increase vegetation in this location in comparison to the current situation. The proposed landscape scheme will enhance the amenity and liveability for residents and contribute positively to the surrounding streetscapes.

Referral Response:

- The proposal has inadequately addressed the Relationship and compatibility with adjoining properties, Sunlight access, Visual privacy, Views and vistas and Boundary treatments.
-
-
- The proposal is therefore not supported with regard to landscape issues.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

On Slab Landscape Works

a) Details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed method of waterproofing and drainage to all planters over slab, over which soil and planting is being provided.

b) Landscape treatment details shall also be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed soil type, planting, automatic irrigation, services connections, and maintenance activity schedule.

c) The following soil depths are required to support landscaping as proposed:

- i) 300mm for lawn
- ii) 600mm for shrubs
- iii) 1m for small trees

d) Design certification shall be submitted to the Certifying Authority by a qualified Structural Engineer that the planters are designed structurally to support the 'wet' weight of landscaping (soil, materials and established planting).

e) A maintenance activity schedule shall incorporate an on-going maintenance plan that shall be submitted to the Certifying Authority outlining a program to monitor and replenish soil levels as a result of soil shrinkage over time.

Reason: To ensure appropriate soil depth for planting and secure waterproofing and drainage is

installed.

Public Road Reserve Landscaping and Infrastructure

a) A Section 139 Infrastructure Works on Council Roadway (made under the Roads Act 1993) application must be submitted to Council.

b) The Section 139 application must include the following details:

- i) Details of street tree planting as required under Conditions of Consent
- ii) Street trees shall be located following consideration of existing trees, existing underground utilities and street lighting. The street trees must be maintained for a period of 12 months following the issue of an occupation certificate. Any failure due to lack of maintenance will require replacement.
- iii) Grassed areas are to be turfed with Couch species (weed free), unless otherwise advised, and even grade to a maximum 4% grade.

c) Evidence of the approved Section 139 Infrastructure Works on Council Roadway (made under the Roads Act 1993) is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To enable the long term retention of the desired streetscape character.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Project Arborist

- a) A Project Arborist, with minimum AQF Level 5 in arboriculture, shall be engaged to provide tree protection measures in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites. The Project Arborist is to specify and oversee all tree protection measures such as tree protection fencing, trunk and branch protection and ground protection.
- b) The Project Arborist is to supervise all demolition, excavation and construction works near all trees to be retained including construction methods near the existing trees to protect tree roots, trunks, branches and canopy. Where required, manual excavation is to occur ensuring no tree root at or >25mm (Ø) is damaged by works unless approved by the Project Arborist.
- c) Existing ground levels shall be maintained within the tree protection zone of trees to be retained unless authorised by the Project Arborist.
- d) All tree protection measures specified must:
- i) be in place before work commences on the site, and
 - ii) be maintained in good condition during the construction period, and
 - iii) remain in place for the duration of the construction works.
- e) The Project Arborist shall provide certification to the Certifying Authority that all recommendations listed for the protection of the existing tree(s) have been carried out satisfactorily to ensure no impact to the health of the tree(s). Photographic documentation of the condition of all trees to be retained shall be recorded including at commencement, during the works and at completion.

Note: i) A separate permit or development consent may be required if the branches or roots of a protected tree on the site or on an adjoining site are required to be pruned or removed.

- ii) Any potential impact to trees as assessed by the Project Arborist will require redesign of any approved component to ensure existing trees upon the subject site and adjoining properties are preserved and shall be the subject of a modification application where applicable.

Reason: Tree protection.

Tree Removal Within the Road Reserve

a) This consent approves the removal of the following trees within the road reserve as recommended in the Arboricultural Impact Assessment dated December 2021 prepared by Dr Treegood:

Trees numbered T61, T64, T65, T66, T68, T69, T71, T72, T73

b) Removal of the approved tree/s in the road reserve shall only be undertaken by a Council approved tree contractor. Details of currently approved tree contractors can be obtained from Northern Beaches Council's Trees Services Section prior to removal.

Reason: Public liability.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of Rock and Sites of Significance

a) All rock outcrops outside of the area of approved works are to be preserved and protected at all times during demolition excavation and construction works.

b) Should any Aboriginal Cultural Heritage items be uncovered during earthworks, works should cease in the area and the Aboriginal Heritage Office contacted to assess the finds.

c) Under Section 89a of the NPW Act should the objects be found to be Aboriginal, NSW Biodiversity and Conservation Division, Heritage NSW and the Metropolitan Local Aboriginal Land Council (MLALC) should be contacted.

Reason: Preservation of significant environmental features.

Tree and Vegetation Protection

a) Existing trees and vegetation shall be retained and protected including:

- i) all trees and vegetation located on adjoining properties,
- ii) all road reserve trees and vegetation.

b) Tree protection shall be undertaken as follows:

- i) tree protection shall be in accordance with the Arboricultural Impact Assessment dated December 2021 prepared by Dr Treegood and Australian Standard 4970-2009 Protection of Trees on Development Sites including the provision of temporary fencing to protect existing trees within 5 metres of development,
- ii) existing ground levels shall be maintained within the tree protection zone of trees to be retained unless authorised by the Project Arborist,
- iii) removal of existing tree roots at or >25mm (Ø) diameter is not permitted without consultation with the Project Arborist,
- iv) no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained,

- v) structures are to bridge tree roots at or >25mm (Ø) diameter unless directed by the Project Arborist on site,
- vi) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone without consultation with the Project Arborist including advice on root protection measures,
- vii) should either or all of v), vi) and vii) occur during site establishment and construction works, the Project Arborist shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority,
- viii) any temporary access to or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained during the construction works is to be undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of Australian Standard 4970-2009 Protection of Trees on Development Sites,
- ix) the activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites shall not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site,
- x) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy and shall be in accordance with Australian Standard 4373-2007 Pruning of Amenity Trees,
- xi) the tree protection measures specified in this clause must: i) be in place before work commences on the site, and ii) be maintained in good condition during the construction period, and iii) remain in place for the duration of the construction works.

The Certifying Authority must ensure that:

- c) The activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites do not occur within the tree protection zone of any tree and any temporary access to or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained on the site during the construction is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of that standard.

Note: All street trees within the road verge and trees within private property are protected under Northern Beaches Council development control plans except where Council's written consent for removal has been obtained. The felling, lopping, topping, ringbarking or removal of any tree (s) is prohibited.

Reason: Tree and vegetation protection.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Required Tree Planting

- a) All trees shall be planted in accordance with the approved Landscape Plans
- b) Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To maintain environmental amenity.

Street Tree Planting

a) Street trees shall be planted in accordance with the following:

- i) 13 x *Ceratopetalum apetalum* spaced evenly along the road reserve immediately south of the site, minimum pot size 200 litre and shall meet the requirements of Natspec - Specifying Trees and be planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained including a four post and top and mid rail timber tree guard and watered until established.
- ii) 3 x *Livistona australis* (Cabbage Tree Palms), to provide a grove located in the road reserve at the entrance to Stony Range Regional Botanic Garden, adjacent to the south west corner of the of site. These palms are to be transplanted/advanced stock with minimum trunk height of 10m and maintained including a four post and top and mid rail timber tree guard and watered until established

b) Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To maintain environmental amenity.

Required Screen Planting

a) Screen planting shall be planted along the eastern and southern boundaries in accordance with the approved Landscape Plans.

b) Plants are to be installed at minimum 1 metre intervals and be of a minimum container size of 200mm at planting in a garden bed prepared with a suitable free draining soil mix and minimum 75mm depth of mulch.

c) Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To maintain environmental amenity.

Landscape Completion

a) Planting is to be implemented in accordance with the approved Landscape Plan, as amended by Conditions of Consent.

b) Prior to the issue of any Occupation Certificate details (from a qualified horticulturalist, landscape architect or landscape designer) shall be submitted to the Principal Certifying Authority certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.

Condition of Retained Vegetation - Project Arborist

Prior to the issue of any Occupation Certificate a report prepared by the Project Arborist shall be submitted to the Certifying Authority assessing the health and impact on all existing trees required to be retained including the following information:

- a) compliance to any Arborist recommendations for tree protection generally and during excavation works,
- b) extent of damage sustained by vegetation as a result of the construction works,
- c) any subsequent remedial works required to ensure the long term retention of the vegetation.

Reason: Tree protection.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Landscape Maintenance

a) Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

b) If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan and any conditions of consent.

Reason: To maintain local environmental amenity.

Undesirable Trees

a) Leighton Green Cypress *Cupressocyparis leylandii* or any of its cultivars, or any other Undesirable Trees identified by Council, must not be planted on the site for the life of the development.

b) In the event of any inconsistency between this condition and the development application documents, this condition will prevail to the extent of the inconsistency.

Reason: To reduce the potential for adverse amenity effects such as overshadowing, loss of views and loss of plant diversity.