

Landscape Referral Response

Application Number:	DA2019/0162
Date:	22/05/2019
Responsible Officer:	Georgia Quinn
Land to be developed (Address):	Lot 39 DP 207049 , 11 Wandearah Avenue AVALON BEACH NSW 2107

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 proposal, in terms of impact upon the streetscape amenity, is not supported.

The proposal to locate a swimming pool and associated decking along the front boundary of the front setback is contrary to the D1.8 Front Building Line control of the DCP, and impacts upon other DCP controls to soften the built form and ensure that built form is secondary to landscaping and vegetation, as required by controls C1.1 Landscaping, D1.1 Character as viewed from a public place, and D1.4 Scenic protection - General.

In particular, D1.4 Scenic protection - General, requires that development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve. The proposal relies on existing landscaping within the public road reserve to soften the impact of the pool and decking upon the streetscape, and any failure of such planting will expose the pool and decking to the streetscape.

Council's Landscape section has assessed the proposal against the following Pittwater21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

D1.1 Character as viewed from a public place

D1.4 Scenic protection - General.

D1.8 Front Building Line

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.