

Landscape Referral Response

Application Number:	Mod2018/0387
Date:	03/12/2018
Responsible Officer:	Megan Surtees
Land to be developed (Address):	Lot 46 DP 13620 , 967 Barrenjoey 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

Comments 28 November 2018:

The approved DA provided a continuous landscape area for planting to soften the pool impact from the water. I note that the DA was not referred to Landscape.

The S96 was referred to Landscape and concerns were raised regarding the reoriented pool impacting upon the character as viewed from the water.

The concerns remain as the proposed S96 pool is now closer to the water's edge and as such the visual and physical impact upon the foreshore building line is increased.

The amended Landscape Plan provided for the S96 consists of a superimposed plan (author unknown) of the original landscape plan submitted for DA, as prepared by Tanya Wood Landscape Architecture. The S96 landscape plan has not been amended to reflect the S96 pool orientation changes and thus changes to the landscape design.

The area of the original position of the pool approved at DA is noted on the S96 plan as 'slope + landscaping' without any reference to what planting is proposed, if any. The area to the west of the S96 pool location is noted on the landscape plan as 'storage area' to an area that was originally nominated as landscaping in the approved landscape plan.

The submitted documentation provides an unclear indication of the proposed landscaping of the S96 proposal to soften the physical and visual impact of the pool from the water. Continuation of the landscape proposal from the approved DA under the re-orientated pool, with natives, will result in plant failure as the selected species will not tolerate shade from the pool overhead. The approved DA landscape plan, past the retaining wall closest to the water's edge, is not clear on planting to this area, if any, and as such the western corner of the proposed S96 pool is exposed to the waterway, near to the water's edge. This is an unacceptable landscape solution.

The application to re-orient the swimming pool and further encroach within the foreshore building line (FBL) is not supported.

The proposal fails to limit impact within the FBL, and the result is that the built form would be dominant when viewed from the water. A key outcome of D12.1 is to reduce bulk and scale. There is no proposal to reduce this impact through substantial landscaping including canopy trees and understory planting.

C1.1 requires that a range of lowlying shrubs, medium high shrubs and canopy trees shall be provided to soften the built form.

Further comment following review of amended plans:

The landscape opinion of the proposal remains unchanged. The updated plans include the swimming pool that is substantially and in the majority located within the foreshore building line, thus restricting the intent of the FBL as a landscaped zone with tall canopy trees and understory planting.

The updated proposal for 2 small trees in front of the pool, represented as limited to a height below the proposed pool deck level, does not create the opportunity for the development to be secondary to landscape. As such the development behind is a dominant built form when viewed from the water.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.