

## Landscape Referral Response

<b>Application Number:</b>	DA2022/2275
<b>Date:</b>	30/01/2023
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house including swimming pool and garage
<b>Responsible Officer:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 8 DP 14630 , 103 Bynya 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 proposal is not supported with regard to landscape issues.

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.

The information provided on the Landscape Plan is insufficient to satisfy the PDCP requirements. The applicant is advised to read Council's DA Lodgement Requirements under Landscape Plans, and submit an appropriate Landscape Plan prepared by a suitably qualified professional (ie. Landscape Architect or Landscape Designer). In particular, a planting scheme shall be included identifying species, locations, quantities, mature heights and pot sizes. If trees are proposed to be removed, replacement tree planting shall also be shown on the Landscape Plan. Furthermore, a green roof is proposed and a planting scheme is required, identifying the suitable species to be used. On-slab landscape planting shall be installed into minimum 300mm soil depth for groundcovers and native grasses, and 600mm for shrubs.

Landscape Referral can continue the assessment upon receipt of more information.

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.