

Landscape Referral Response

Application Number:	DA2022/0469
Date:	05/05/2022
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot 11 DP 1207743 , 1102 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

The development application is for the construction of a Shop Top Housing development.

Council's Landscape Referral have assessed the application against the following relevant landscape controls and policies:

- State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development (SEPP65) under: clause 28(2) (a) (b) and (c),
- the associated Apartment Design Guide (ADG), including Principle 5: Landscape, and the objectives of control 3E Deep Soil Zones, 4O Landscape Design, 4P Planting on Structures, and
- Pittwater Local Environmental Plan and the following Pittwater Development Control Plan controls (but not limited to): C2.1 Landscaping

The landscape proposal generally provides adequate landscape treatment to satisfy Schedule 1 Design quality principles of SEPP65, including:

· Principle 5: Landscape - positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood; 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; optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

Additionally, the objectives of the Apartment Design Guide (ADG) shall be satisfied as follows: 2G Street Setback: to contribute to the landscape character; 2H Side and rear setbacks: to achieve setbacks that maximise deep soil areas and retain existing landscaping and support mature vegetation; 3C Public domain interface: as contributes to the quality and character of the streetscape; 3D Communal and public open space: to provide residential amenity; 3E Deep Soil Zone: to promote the retention and/or establishment of canopy trees to provide shade and amenity for residents, as well as achieve environmental benefits and stormwater management; 4O Landscape Design: to contribute to the setting of the property within the locality; and 4P Planting on Structures: to provide amenity, improve

air quality and microclimate, and reduce direct energy use and stormwater runoff, and supplement deep soil planting

A review of the landscapes areas and deep soil area has been undertaken by Landscape Referral to provide concurrence and the landscaped area equates to 21.95% (under Pittwater DCP C2.1 for shop top housing, a minimum landscaped area at ground floor level of 20% of the site area, or 35m² per dwelling, whichever is the greater, shall be provided), and the deep soil of minimum 3 metre width to the southern boundary and the north-west boundary equates to 8.9% (under ADG a total of 7% is required).

Landscape Referral concerns raised:

1.0 Landscape Outcome

1.1 Concern is raised that the Landscape Plans do not reference the triangular section at the north-east boundary area that consists of landscaped area and deep soil area. No design intent is indicated to this area on the Landscape Plan and it is noted that the existing conifer hedge (Leighton Green) along the east boundary is an Exempt Species that may thus be managed or removed without Council consent. The Landscape Plan shall provide commentary on the intent in this area and shall regardless indicate additional planting to satisfy the objectives listed above under ADG - 3E Deep Soil Zone, and satisfy Pittwater LEP objectives for Landscaped Area and Pittwater DCP control C2.1 Landscaping.

1.2 It is noted that the remainder of the existing hedge is proposed for removal along the eastern boundary to apartments A1, A2 and A3, where a 600mm wide garden bed is proposed to support screen shrub planting, and concern is raised that the garden bed width and planting scheme is unable to support vegetation to provide adequate privacy screening to adjoining upslope properties.

2.0 'Public Plaza'

The development proposal includes a 'Plaza' area that is accessible to the public and located in the north-western corner of the property with a colonnade providing weather protected outdoor seating adjacent to the commercial tenancies. However the landscape proposal does not lead to use by the public and the area does not have any landscape elements to suggest a 'public space' with gardens and paved access to the outdoor terrace, and the area instead appears as a transition area, not useable to the public, and is rather associated with the commercial space and the associated outdoor terrace, instead of a public 'Plaza'.

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.