

Landscape Referral Response

Application Number:	DA2021/2362
Date:	02/02/2022
Responsible Officer:	Adam Mitchell
Land to be developed (Address):	<p>LOT 1 S/P 87024 , 1 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 1 S/P 87024 , 1 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 2 S/P 87024 , 2 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 2 S/P 87024 , 2 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 3 S/P 87024 , 3 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 3 S/P 87024 , 3 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 4 S/P 87024 , 4 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 4 S/P 87024 , 4 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 5 S/P 87024 , 5 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 5 S/P 87024 , 5 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>Lot CP SP 87022 , 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 1 S/P 87022 , 1 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 1 S/P 87022 , 1 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 2 S/P 87022 , 2 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 2 S/P 87022 , 2 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 3 S/P 87022 , 3 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 3 S/P 87022 , 3 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>Lot CP SP 87024 , 1105 Barrenjoey Road PALM BEACH NSW 2108</p>

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 demolition of existing structures and 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); and the Apartment Design Guide under SEPP 65 clause 28(2) (a) (b) and (c); and clause 30 (2) (a) and (b),
- the associated Apartment Design Guide, 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 21 Development Control Plan controls (but not limited to): B4.22 Preservation of Trees and Bushland Vegetation; C1.1 Landscaping; and D12 Palm Beach Locality,
- Northern Beaches Public Space Vision & Design Guidelines.

Landscape Plans and a Arboricultural Impact Assessment are submitted with the application and it is noted that all existing trees within the site are required to be removed.

A key component of SEPP65 and the Apartment Design Guide is the provision of at least 7% deep soil area with a minimum width of 3 metres, whilst the Pittwater DCP requires 20% deep soil area. The deep soil area is to include the provision of tree canopy and other planting to assist with the softening of the built form.

The proposal includes deep soil along the Barrenjoey Road frontage however no dimensions are provided to determine if the minimum 3 metre width is satisfied. Regardless of this the development proposal includes built elements within this area by way of extensive pavement that prohibits the majority of the deep soil area from being planted with tree canopy and other planting, and thus the landscape intent is not achieved as required by SEPP65, the Apartment Design Guide, and the Pittwater DCP landscape controls, and the proposal can't be supported on this basis.

It is suggested that the deep soil area requirement may be better applied along the Iluka Road boundaries facing residential properties to allow for the incorporation of deep soil areas that are able to support planting including tree canopy and screen planting, and that the Barrenjoey Road frontage is redesigned to provide public domain outcomes that are designed to activate and benefit retail and community interactions, and in consideration of Council's Northern Beaches Public Space Vision & Design Guidelines.

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.