

## Landscape Referral Response

<b>Application Number:</b>	DA2021/1443
<b>Date:</b>	30/08/2021
<b>Responsible Officer:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	<p>Lot 2A DP 8595 , 163 Pacific Road PALM BEACH NSW 2108</p> <p>Lot 1 DP 953004 , 163 Pacific Road PALM BEACH NSW 2108</p> <p>Lot 2 DP 953004 , 163 Pacific Road PALM BEACH NSW 2108</p> <p>Lot 2 DP 953003 , 163 Pacific 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

This application seeks approval for the construction of a covered parking facility that was previously constructed without approval.

Councils Landscape Referral section has considered the application against the Pittwater Local Environmental Plan, and the following Pittwater 21 DCP controls:

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D12.10 Landscaped Area - Environmentally Sensitive Land

The Statement of Environmental Effects provided with the application notes that the proposed works occurred on an existing area of hardstand, hence there were minimal impacts to surrounding significant vegetation. It is evident that a number of hedge and screen plants were required to be removed, however these appear to be exempt species hence no concerns are raised with their removal. As the works have since been completed, a large portion of this hedge and screen planting has evidently been retained, effectively screening the residential dwelling, mitigating its built form whilst also ensuring privacy is retained. The retention of this screen planting is vital to satisfy controls C1.1 and D12.10, as key objectives of these controls seek to ensure "landscaping enhances habitat and amenity value", "landscaping reflects the scale and form of development", as well as that the built form is softened and complemented by landscaping.

As the proposed works were constructed on existing hardstand, there was negligible impacts on existing significant trees within the site. Through the retention of significant vegetation, the proposal is

compliant with control B4.22 which seeks to "protect and enhance the urban forest of the Northern Beaches", as well as "to protect and enhance the scenic value and character that trees and/or bushland vegetation provide".

Should the proposal have been submitted to Council prior to works being done, the only landscape condition likely to be imposed would have been tree and vegetation protection. However, considering the works have since been completed, and it is evident this landscape has been retained and protected where possible, no concerns are raised with the application.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Landscape Conditions:**

Nil.