

## Landscape Referral Response

<b>Application Number:</b>	DA2022/0919
<b>Date:</b>	19/07/2022
<b>Responsible Officer:</b>	Adam Susko
<b>Land to be developed (Address):</b>	Lot 188 DP 16719 , 3 Gondola Road NORTH NARRABEEN NSW 2101

### 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 demolition works and construction of shop top housing, and associated works, as described and illustrated in the reports and plans.

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,
- 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 Environment Plan, and the following Pittwater 21 DCP controls (but not limited to); B4.22 Preservation of Trees and Bushland Vegetation, C1.1 & 2.1 Landscaping, and D11 North Narrabeen Locality

It is noted the front awning of the development will impact the viability of the proposed deep soil zones in the front setback. The Apartment Design Guide states that "deep soil zones are areas of soil not covered by buildings or structures within a development". Landscape Referral calculates the front awning reduces the available deep soil in the front setback by approximately 52%, and reduces the available deep soil for the site to approximately 4.8%. The awning will also hinder tree planting in the front setback, which is required to soften the built form and satisfy the relevant controls. To include deep soil areas in the calculations, no overhead obstructions shall be present.

The raised rooftop planter is generally supported; however, some locations have insufficient internal widths to sustain sufficient planting. The minimum internal width of the planter at any pinch point (in particular along the western side and the central location on the northern side) shall be increased to 800mm.

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.