

Landscape Referral Response

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| Application Number: | DA2022/1732 |
| Date: | 08/12/2022 |
| Proposed Development: | Alterations and additions to a dwelling house including a swimming pool |
| Responsible Officer: | Gareth David |
| Land to be developed (Address): | Lot 54 DP 14682 , 1015 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 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.

Landscape Referral cannot support the proposal in its current form due to the following concerns:

- The pool will further reduce the available landscaped area that is already significantly deficient,
- The proposed alterations in the front setback will cover the only available landscaped area, which is currently lawn, and Landscape Referral questions the appropriateness of lawn retained in this location compared to planting with irrigation,
- The pathway along the north-western boundary is wider than 1m and cannot be included in the landscape calculations; however, it is unclear as to what extent of the path remains as it is not shown on the plans. Please show all hard paving that is to remain as part of the proposal. Should hard paving be proposed to be removed please show this too,
- The south-west end of the pool will be raised approximately 500mm above existing ground level and a pool fence installed atop this level which is not compatible with the surrounding area. South West Elevation on drawing A-130 shows the height above existing ground approximately

1700mm which will be visually intrusive.

To continue the assessment more information is required, and more consideration should be given to the pool's location or how it will be softened to allow compatibility with the surrounding area.

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.