

Landscape Referral Response

Application Number:	DA2023/0614
Date:	21/06/2023
Proposed Development:	Demolition works and construction of a car showroom
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 4 DP 835792 , 61 Darley Street MONA VALE NSW 2103

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 E4 General Industrial (formerly IN2 Light Industrial) and the following Pittwater 21 DCP controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C3.1 Landscaping
- C3.18 Public Road Reserve - Landscaping and Infrastructure
- D9 Mona Vale Locality
- Appendix 9 Landscape and Vegetation Management

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

- The site is situated on a prominent corner and the proposal does not satisfy the outcomes and controls of the PDCP section C3.1, and in particular *"A built form softened and complemented by landscaping"*, *"Landscaping that reflects the scale and form of development"*, *"A range of low-lying shrubs, medium-high shrubs and canopy trees shall be provided to soften the built form"*, and *"Landscaping shall reflect the scale and form of development, and shall be incorporated into the building design through setback and modulation"*. The proposal does not satisfy Appendix 9 section 3.4.4 *"Landscape treatment to front setbacks should serve to soften the appearance of the development and contribute positively to the streetscape character"*,
- The building and hard paved areas dominate the streetscape and planting has been squeezed into leftover spaces. Furthermore, the proposed planting along the northern, western and southern boundaries are in retaining walls (as shown on the architectural plans) i.e. there is zero soil depth in these locations. The focus shall be on planting that presents to the streetscape along the Barrenjoey Rd and Darley St frontages,
- It is suggested hard paved access around the building is reconfigured to allow for more landscaped area that can satisfy the PDCP controls,

- The proposed turf area along the southern boundary is not supported and this area, at minimum, shall be dedicated to planting with species selected at a range of heights that are visible to the street. Furthermore, the proposed OSD tank in this location inhibits sufficient soil depth to support lawn or planting. Any on slab planting shall have a minimum soil depth of 1000mm to support small trees and 600mm to support shrub planting,
- What treatment is proposed for the 'Bio Retention Bed' - will it be planted?
- Street trees shall be installed along the Barrenjoey Rd frontage in accordance with C3.18, suggested species *Xanthostemon chrysanthus*,

Landscape Referral can continue the assessment upon receipt of more information.

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.