

Landscape Referral Response

Application Number:	DA2022/0469
Date:	10/10/2022
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot 11 DP 1207743 , 1102 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 development application is for 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) under: clause 28(2) (a) (b) and (c),
- the associated Apartment Design Guide (ADG), 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 Development Control Plan (PDCP) controls (but not limited to): C2.1 Landscaping

Concern is raised that the landscape outcome under PDCP is not achieved due to the landscape treatment of the landscape area, such that the C2.1 Landscaping control is not satisfied. C2.1 outcomes include that development should result in: a built form softened and complemented by landscaping; and landscaping that reflects the scale and form of development. It is considered that the landscape outcome as proposed does not soften the built form and that the proposed landscaping does not reflect the scale of the development. The proposed landscape outcome is low height planting to 2 metres in height either within deep soil or upon structure. One tree is proposed on structure on limited soil volume area such that typical canopy growth is not feasible.

The landscape proposal is unable to soften the built form and the development proposal results in the prominence of the built form to the streetscape and to surrounding areas, and the Assessing Planning Officer shall assess the merits of the development proposal under the Land Zoning Map - B1 Neighbourhood Centre. Whilst numerically deep soil zone areas and landscape areas are satisfied it is noted that such areas are unlikely to offset the visual prominence of the architecture, and the available landscape areas simply provide relatively insufficient landscape softening.

The following aspects remain a concern:

- overall the planting scheme for the development is limited to low height planting that is unable to meet

the objective of ADG Principle 5: Landscape, and DCP C2.1 Landscaping;

- the deep soil zone area requirements under the Apartment Design Guide (ADG) include areas that are proposed as terraces. These terraces are unable to support planting including trees, and it is considered the areas of deep soil are the northern 'triangle' area behind the existing Barrenjoey House and the southern boundary of the property that also contains the elevated rock shelf, and as calculated these areas provide approximately 9% as deep soil. The lack of proposed tree planting across the development site does not accord to the ADG Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth;
- the proposed public plaza proposal for 'large format steppers for community plaza' excludes accessible passage for pedestrians, and this similarly excludes entries to the commercial tenancies, and realistically full pavement is required that thereby reduces the landscape areas and landscape outcomes;
- the proposed tree planting to the 'public plaza', given the soil depth on structure (610mm) and soil volume, is realistically unable to grow to a tree as proposed (30m tall x 10m spread), and would more likely be maintained as a topiary or topped specimen;
- the east boundary of the development noted as 'deep soil zone' is proposed as terraces instead of planting, and the only planting is proposed on the boundary above the boundary walling with a 450mm supporting low height shrub hedges as shown on the landscape plans, whilst the landscape plans do not propose any planting to the terraces, which given the rock geology is unlikely to support a wide range of planting types, and thus the 'deep soil zone' is inconsistent with the intent of such zones and not calculated;
- the south boundary deep soil zone area with the elevated rock shelf supports only low height planting that is unable to soften the built form;
- the Barrenjoey Road frontage architecture is prominent with no softening by landscaping of any significance with planting of low height;
- no public domain benefits are proposed such as street tree planting to assist in the landscape outcome to the streetscape amenity.

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.