

Landscape Referral Response

Application Number:	DA2023/0646
Date:	05/01/2024
Proposed Development:	Demolition works and construction of a dwelling house
Responsible Officer:	Nick England
Land to be developed (Address):	Lot 1 DP 22672 , 121 Narrabeen Park Parade 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

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan (PLEP) clause C4 zone Environmental Living, and the following Pittwater 21 Development Control Plan (PDCP) controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D14 Warriewood 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.

Updated Landscape Referral comments 05.01.2024:

Amended Master Set Plans are submitted. Amended Landscape Plans are not submitted and thus the landscape outcome is unable to be assessed without such co-ordinated information. Correspondence includes reference to deletion of hard landscape surfaces such as pool paving and pool decking, as well as replacement of other terrace paved areas and paths to lawn to increase the landscape area to a reported 57% landscape area. It is noted that under PLEP the definition of landscape area "means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area".

Within the Amended Master Set Plans, reference of works within the public road reserve remain on drawings and additionally there are plans indicating pavement around the pool and continuance of the pool deck that contradicts the correspondence of deleted hard surfaces (pool paving and pool decking) to increase the landscape area.

Landscape Referral concerns remain with the Amended Master Set Plans that the 60% landscape area is realistically unable to be achieved, and that the landscape outcome does not achieve the landscape objectives of the C4 Environmental Living zone, as detailed below:

- the northern outdoor terrace area (Level 2) adjacent to the proposed Home Office/Studio and the two Bedrooms are shown as lawn however opening areas from the building onto the lawn area are unlikely to support lawn due to foot traffic and the foot traffic to the outdoor terrace with seating likewise is unlikely to support lawn, such that the landscape area is likely reduced in reality with replacement of lawn to pavement,
- the northern outdoor terrace area (Level 1) adjacent to the proposed Living Room are shown as landscape and paverslabs are in a likely high foot traffic area such that the landscape area is in reality better served by pavement,
- the area surrounding the pool shown as lawn is fundamentally a poor surface selection with expected foot traffic and recreational usage likely to ultimately damage the lawn, such that the landscape area is likely reduced in reality with replacement of lawn to pavement,
- no amended landscape plans co-ordinated with the amended Master Plan Set are submitted to allow Landscape Referral to determine the proposed landscape outcome to satisfy the landscape objectives of PLEP clause C4 Environmental Living Zone, and PDCC controls C1.1 Landscaping, and it is advised that reference to Amended Landscape Plans in the initial Landscape Referral Response shall be recognised and documented for consideration and determination.

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.