

## Landscape Referral Response

<b>Application Number:</b>	DA2021/0556
<b>Date:</b>	25/05/2021
<b>Responsible Officer:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 104 DP 752046 , 39 Attunga Road NEWPORT NSW 2106

### 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 demolition of the existing dwelling and garage and the construction of a new dwelling, garage, and pool.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause E4 zone Environmental Living, and the following Pittwater 21 DCP Controls:

- B4.22 Preservation of Trees and Bushland Vegetation,
- C1.1 Landscaping,
- D10 Newport Locality.

The site is located in the E4 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. One large Norfolk Island Pine exists upon the site and otherwise no vegetation of prominence exists.

A Landscape Plan and a Arboricultural Impact Assessment report titled Construction Impact & Management Statement are provided with the application in accordance with Council's DA Lodgement Requirements.

The Landscape Plan provided does not include canopy tree planting to satisfy LEP clause E4 zone Environmental Living and DCP clause C1.1 Landscaping, where two canopy trees within the front setback and one canopy tree within the rear setback are required to soften the built form and add to the tree canopy of Pittwater. Additionally the Landscape Plan does not provide any softening of the undercroft to the suspended swimming pool to reduce the visual prominence of the pool structure.

The Arboricultural Impact Assessment provides a summary that the existing Norfolk Island Pine near the proposed swimming pool should be " ... retained, managed & protected in accordance with the 'Site Specific Tree Plan of Management'". The proposed swimming pool is suspended within much of the tree protection zone of the Norfolk Island Pine and the Arboricultural Impact Assessment thus determines that the proposal is assessed as not likely to further compromise the health of the Norfolk

Island Pine, with tree protection measures as listed in the Arboricultural Impact Assessment.

Concern is raised regarding the visual prominence of the suspended swimming pool upon the Attunga Road streetscape contrary to DCP clause D10.1 Character as viewed from a public place. The suspended swimming pool is approximately 4 metres above natural ground level, lessened by the proposed levelling of land with terraces and 1 m high retaining walls downslope. Under DCP clause D10.7 Front building line, built structures ie. swimming pools are not permitted within the front building setback and the Statement of Environmental Effects nominates this area as the front setback.

Further landscape treatment is required to soften the bulk and scale of the suspended swimming pool, building mass, and retaining walls to satisfy DCP clauses C1.1 Landscaping, D10.1 Character as viewed from a public place, as well as D10.16 Construction, retaining walls, terracing and undercroft areas, requiring adequate landscaping to soften and screen the built forms.

Landscape Referral are unable to support the application at this stage and an Amended Landscape Plan is required to address the issues raised.

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.