

Landscape Referral Response

Application Number:	DA2021/1164
Date:	29/07/2021
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Lot 129 DP 16902 , 521 Barrenjoey Road BILGOLA BEACH NSW 2107

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 new dwelling, pool and associated landscape works.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause E4 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
- D3 Bilgola Locality, and in particular D3.1 Character as viewed from a public place

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, to satisfy the landscape objectives of the E4 Environmental Living zone.

The existing site is a vacant lot and contains many significant trees indicative of the original vegetation found in the locality, typical of the Pittwater and Wagstaffe Spotted Gum Forest Endangered Ecological Community. The site is in proximity to stands of Cabbage Tree Palms (*Livistona australis*) of local heritage significance with natural, aesthetic, scientific, historic and social significance for the local area, and it is determined that it is unlikely that the proposed development will have any impact on the heritage significance of this item.

Landscape Plans are provided with the application indicating existing trees to be either retained or removed, and additional landscape planting. The frontage treatment to the site provides no adequate landscaped front setback and concerns are raised regarding the built form presentation to the streetscape and surrounds, contrary to the objectives of clause D3.1 Character as viewed from a public place. The natural landscape and slope character of this section of the Bilgola Bends is predominately dense vegetation growing in close proximity in clumps along the slopes for slope stability, and this proposal will expose a portion of the Bilgola Bends to public view and thus will be visually inconsistent with the local character, and this matter shall be addressed by Planning in terms of merit

considerations, as land use zoning permits residential development.

The Landscape Plans include retaining walling and mass planting within the road reserve fronting the adjoining properties at 519 and 523 Barrenjoey Road, and no approval is granted for such works within the road reserve within this development application. Should the application be approved, any works within the road reserve are subject to a section 138 application and approval or otherwise.

The scheme provides for two small trees and mass planting above the garage and store building, and one canopy tree with five smaller trees and mass planting along the rear of the property, and otherwise the scheme does not provide for any other tree replacement. The nominated *Rhaphiolepis* species shall be deleted and is not permitted to be planting to ensure no self-seeding into bushland areas, and shall be replaced with a locally native species typically found in the Pittwater and Wagstaffe Spotted Gum Forest Endangered Ecological Community.

The Landscape Plans include planting on slab over the garage and store building with two Coast Banksia trees as well as mass planting. The soil depth planters shown in the proposal plans are inadequate to support tree planting which requires at least 1 metre soil depth, and the shown planters are only sufficient to support groundcovers and grasses. Deep soil areas are available elsewhere throughout the site to support tree planting.

There are design improvements that are required to improve the landscape outcomes of the proposal. As the design stands, the bulk and scale is not softened by landscaping and the east elevation is a prominent visual built form. Deep soil areas are provided to the side boundary areas between the garage and store building, and the main residence. The Landscape Plans do not provide any tree planting to these areas that are able to support replacement tree planting, and it is advised that this is necessary to reduce the built form of the development. It is noted that the existing vegetation pattern of trees along this area of the locality upon steep slopes supports trees planted in clumps and thus such proposed tree planting is required to enhance the local character and slope stability.

The proposed 400mm depth planters over the offices and studio area is to be increased in depth to be able to support mass tall shrub planting, and where possible small tree planting to soften the built form and provide a soft landscaped visual break between the garage and store building, and the main residence, that would otherwise appear as a six storeys. DCP control C1.1 Landscaping requires the following soil depths: 300mm for lawns and groundcovers, 600mm for shrubs, and 1metre for trees.

In consideration of the above assessment of the Landscape Plans, amended plans are required to demonstrate how the proposed development will be softened by landscaping to satisfy the zone objectives of E4 Environmental Living as well as the DCP controls C1.1 and D3.1, prior to further determination of the development proposal.

A Arboricultural Impact Assessment is provided with the application, and recommends the removal of 20 native trees within the site, removal of 8 native trees from the road reserve, retention of 11 native trees within the site, and protection of existing trees within adjoining properties in proximity to the proposed works. The loss of the existing native trees nominated for removal is unavoidable with no design alternative available. Existing trees proposed for retention within the site include tree identified as *Angophora costata* (T10, T26, T27, T28, T31, T32, T33, T43, T44 and T44), and *Eucalyptus umbra* (T21).

At this stage Landscape Referral are unable to support the application until Amended Landscape Plans are received to address the concerns 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.