

Landscape Referral Response

Application Number:	DA2017/1274
Date:	08/03/2018
Responsible Officer:	Joseph Tramonte Senior Landscape Architect
Land to be developed (Address):	<p>Lot A DP 339874 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 1 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 2 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 3 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 150 DP 1003518 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 191 DP 1039481 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 300 DP 1139238 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 1 DP 662920 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 1 DP 19161 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p>

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

General Comments:

Concern is raised that the landscape proposal, in terms of achieving or maintaining a landscape character to satisfy SEPP 2004 and Pittwater DCP21, is impacted by restrictions in providing sufficient landscape to parts of the development site.

It is considered that the built form viewed from Cabbage Tree Road, when travelling east to west, will dominant the landscape. The combined built massing of the Facilities building, Block A, Block B, Block C, and the associated roadway entrance and driveway will result in a dominant built form that is not capable of integrating with the landscape.

This is caused by the removal of existing trees along the Cabbage Tree Road frontage for driveway access and roadway construction. It is likely that upgrading existing utility services for this development will result in further removal of existing trees.

The Facilities building, Block A, Block B, and Block C are located over basement parking. As such large canopy trees, which are the character of this area, will not be successfully established. The built form of the Facilities building, Block A, Block B, Block C, and the associated roadway entrance and driveway, will dominant the streetscape, contrary to the requirements of SEPP 2004 and Pittwater DCP21.

Whilst landscaping, including small trees is possible over basements, the capability of basements to support large canopy trees is not physically viable in the long term.

Blocks D, E and F are capable of being integrated into the landscape setting, as the adjoining areas are either open space, retained existing trees or proposed as deep soil between the buildings, which are nominated for common open space.

SEPP (Housing for Seniors or People with a Disability) 2004

The development does not recognise the desirable elements of the existing character of the area that is dominated by canopy trees with development located under the height of trees, and as such fails to meet the requirement set under 33. Neighbourhood amenity and streetscape, of SEPP 2004.

The removal of a large number of existing trees and replacement with 7 buildings and a connected basement will change the physical and visual nature of the existing landscape character, changing the neighbourhood amenity and streetscape from a scenic landscape to a built form character.

Seniors Living Policy - urban design guidelines 2004

The objectives and design principles of section 2: site planning and design, are not satisfied. Deep soil is not maximised to enable the built form to be integrated with landscaping. No deep soil is provided to support large canopy trees in the vicinity of the Facilities building, Block A, Block B, Block C, and the associated roadway entrance and driveway. This will result in a dominant built form that is not capable of supporting canopy trees and integrating with the landscape, but rather smaller landscape planting, incapable of minimizing the visual impact of the built form.

The removal of trees within the frontage reduces the possibility to minimise the impact of new development on the streetscape. This will likely be further impacted by the need to upgrade existing utility services for this development, resulting in further removal of existing trees.

The objectives of section 3: impacts on streetscape, are not satisfied. The development proposal changes the existing streetscape character of tall canopy trees.

The proposal does not ensure that development, including the built form, front setbacks, trees, are designed and scaled appropriately in relation to the existing streetscape.

Pittwater DCP 21

B.4.5 Landscape and flora and fauna enhancement, is not satisfied, with development resulting in significant loss of tree canopy, and no immediate enhancement to habitat.

Removal of flora and fauna is proposed to be replaced with biodiversity to be achieved through the Conservation Management Plan. This is a long term plan is successful. In the short term, fauna is displaced and possibly never to return (excavation and noise impact). Removal of old trees will take years to replace the physically and visually amenity created by the existing landscape.

C1.1 Landscaping, outcomes that are not achieved including: A built form softened and completed by landscaping.

The extent of built form presented by the proposed Facilities building, Block A, Block B, Block C, all over a connected basement, and the associated roadway entrance and driveway, limits effective and substantial landscaping and tree canopy replacement to soften the built form.

C1.24 Public Road Reserve and Infrastructure, is not satisfied, with no proposal included for a footpath 1.5m to the full width of the development, as required.

D2.1 Character as viewed from a Public Place, is not satisfied, with the development proposal failing to provide a built form that is secondary to landscaping and vegetation.

Built form will dominate the streetscape due to loss of vegetation. Replacement will take years to achieve a portion of the current amenity achieved by the existing trees.

The separation between buildings is not broken to reduce built form as the spaces are over basement and planting is limited.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.