

Landscape Referral Response

Application Number:	DA2023/1289
Date:	29/11/2023
Proposed Development:	Demolition works and construction of Shop Top Housing
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot 21 DP 571298 , 1112 - 1116 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 proposal is not supported with regard to landscape issues.

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 the relevant controls, and
- Pittwater Local Environmental Plan and the Pittwater Development Control Plan (PDCP) outcomes and controls.

Landscape Referral cannot support the application in its current form due to the concerns outlined below.

The new location of the bus stop has not been identified on the plans, and any proposed location must ensure the retention of the street tree (tree 12). The proposed location of the bus stop shall be provided to allow an accurate assessment of any impact created by its relocation. Please also include the location of the existing street tree on the plans.

The landscaping in the front setback does not sufficiently soften the bulk and scale of the proposed built form, and in particular as the front setback is devoid of any tree planting in locations to achieve softening. The following outcomes/controls of the DCP are noted:

- C2.1 "A built form softened and complemented by landscaping", and "A range of ground covers shrubs and trees shall be provided to soften the built form from the street",

- D12.1 *"To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment", "The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation", and "Buildings do not dominate the streetscape and are at 'human scale'."*
- D12.14 *"To maintain and enhance the natural environment of Pittwater as the predominant feature of the landscape with built form being a secondary component"*.

Without sufficient landscaping in the front setback these aforementioned outcomes/controls cannot be satisfied, and in particular tree planting to soften the built form. Additional tree planting must be included, and any requirements of the heritage conservation zone shall be considered and accommodated for. Soil volumes and depths must meet ADG requirements. Landscape Referral questions the suitability of 'aluminium planters' in the front setback whereas the Palm Beach Desired Character outlines that *"Building colours and materials will harmonise with the natural environment"*.

Cupaniopsis anacardioides is on Council's exempt tree species list and as such this species shall be substituted with an alternate locally native species.

Landscape Referral can continue their assessment upon receipt of further information and after the aforementioned concerns have been addressed.

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.