

Landscape Referral Response

Application Number:	DA2024/1009
Date:	05/09/2024
Proposed Development:	Construction of a Residential Flat Building
Responsible Officer:	Thomas Burns
Land to be developed (Address):	Lot 25 DP 7002 , 67 Pacific Parade DEE WHY NSW 2099

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.

The application is assessed by Landscape Referral against SEPP (Housing) 2021, the ADG, Warringah Local Environmental Plan 2011 and the following Warringah Development Control Plan 2011 controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation
- E6 Retaining unique environmental features

The proposed planting above the bin store and service rooms is supported and required to satisfy the controls; however, the information provided is insufficient to determine if sufficient soil depth will be provided to support planting. A minimum of 800mm soil depth shall be provided to allow for the installation of one small native tree in this zone (to replace the proposed *Plumeria* species). Supplementary understorey planting shall be included too. Furthermore, the plans do not show how the soil will be contained above the bin store and service rooms or if retaining structures will be required; please clearly show this on the plans and/or sections. This area of planting is vital to ensure the development contributes to the existing streetscape character and landscape setting along Pacific Parade.

The remaining landscape proposal is generally supported but will require the following amendments:

- Remove the stair access from the rear courtyard of Unit 4 to the mass planted area along the rear boundary,
- Replace the *Zoysia* planting in the rear setback with a mix of shrubs, grasses, groundcovers etc.,
- Substitute all *Pennisetum* 'Nafray' with a suitable alternative.

If rock is encountered in areas of planting, over excavation will be required to achieve sufficient soil depths.

Landscape referral can continue their assessment upon receipt of further information addressing the aforementioned concerns.

Additional comments:

The location of the main pedestrian entry does not allow for any significant planting in the eastern side setback for the extent of the pathway, and any visual impact will be considered by the Assessing Planning Officer.

No concerns are raised with the removal of tree 1 or tree 2, subject to tree replacement planting.

The retention of existing rock outcrops in the road reserve is supported and they shall be protected during works.

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.