

## Landscape Referral Response

<b>Application Number:</b>	DA2025/0755
<b>Date:</b>	02/07/2025
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a garage
<b>Responsible Officer:</b>	Brittany Harrison
<b>Land to be developed (Address):</b>	Lot 16 DP 219977 , 44 Wandeen Road CLAREVILLE 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 application as described in reports and as illustrated on plans is assessed by Landscape Referral against the Pittwater Local Environment Plan (PLEP) clause C4 zone Environmental Living, and the following Pittwater 21 Development Control Plan (PDCP) controls (but not limited to): B4.22 Preservation of Trees and Bushland Vegetation; C1.1 Landscaping; and D1 Avalon Locality. The site is located in the C4 Environmental Living zone, requiring development to achieve a scale integrated with the landform and landscape, and to minimise impact on the natural environment with ecological, scientific or aesthetic values, including the retention of natural landscape features and existing trees, to satisfy the landscape objectives of the C4 Environmental Living zone.

An Arboricultural Impact Assessment (AIA) and a Landscape Plan accompany the application and are assessed as part of this Landscape Referral.

There are discrepancies in documents with the plans indicating an existing street tree which is not sighted and therefore has been removed beforehand. It is noted that the AIA report indicates that the street tree is not present.

Landscape Referral do not support the application in terms of landscape setting outcomes in its current form due to the impacts from the proposed stairs at grade in close proximity to existing trees identified in the AIA report as trees 2 (Grey Ironbark) and 3 (Spotted Gum). Plan number DA12 indicates proposed stairs on natural ground and such construction will impact the upon the long-term retention of trees 2 and 3 and the high impact is identified in the AIA report. Additionally, it is noted in the AIA reports that post footings and suspended stairs decking is discussed. This option of a suspended structure above existing ground may result in reduced impacts to trees 2 and 3 and should be reviewed as a design alternative that may be accepted. Alternatively, it is suggested that the

existing stairs access route should be utilised and improved, if necessary, as this presents no impacts to existing trees.

The Landscape Plan is noted and shall be reviewed following receipt of the information relating to the preservation of trees 2 and 3.

Furthermore, Landscape Referral are not in support of road reserve verge encroachments with structures unless unavoidable, and this matter shall be dealt with by the Assessing Planning Officer.

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.