

Landscape Referral Response

Application Number:	DA2025/0279
Date:	27/03/2025
Proposed Development:	Construction of a dwelling house
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 32 DP 20097 , 237 McCarrs Creek Road CHURCH POINT NSW 2105

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 D4 Church Point and Bayview 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.

Landscape Referral raise the following concerns that require confirmation and/or resolution through adjustments to recommendations and the proposed plans.

Whilst the Statement of Environmental Effects (SoEE) notes the landscape area as 64% there is no indication of landscape area on the submitted plans to substantiate the calculation, and on review of the Landscape Plan it appears that the built form and hardstand areas are greater than the remaining landscape area that are required to achieve 60% under PDCP control D4.10 Landscaped Area - Environmentally Sensitive Land. This matter shall be deferred to the Assessing Planning Officer for determination. It is noted that the definition of 'landscape area' under PLEP is "... a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area".

The AIA report recommends the retention of one (1) high retention value tree identified as tree number 31 and three (3) low retention value trees identified as tree numbers 32, 33, and 37 within the property.

All other existing trees within the property are proposed for removal including four (4) high retention value trees and sixteen (16) low retention value trees. Whilst existing trees may be rated as low retention values arboriculturally as individual species, collectively many of the low retention value trees have biodiversity value and Landscape Referral consider that only trees impacted by the proposed development works should be removed and existing trees at the rear of the property including tree numbers 34 and 35 should be retained to maintain the tree grouping (31, 32, 33, 34, 35 and 37) as a bushland environment at the rear of the property as it adjoins the C2 Environmental Conservation zone. The preservation of six (6) existing road reserve trees is noted. An updated AIA report is required to include the retention of existing trees not impacted by development works and as co-ordinated with the Landscape Plan in consideration of the guideline principles of Planning for Bush Fire Protection (PfBFP).

The Landscape Plan does not document the retention of existing trees to be retained within the road reserve verge as identified in the AIA report. The proposal does not satisfy PDGP controls C1.1, D4.1 and D4.2 with regard to minimising the built form such that buildings are to give the appearance of being secondary to the landscape setting, and rather the development relies on public land vegetation instead of satisfying these controls within the front setback. The Landscape Plan identifies the restrictions of PfBFP, however it does not appear that the retention of tree number 31 does not achieve the 15% tree canopy provision and additional existing trees, or new tree planting should be considered.

At this stage Landscape Referral does not support the applicant based on matters as identified above.

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.