

Landscape Referral Response

Application Number:	DA2022/1697
Date:	27/10/2022
Responsible Officer:	Brittany Harrison
Land to be developed (Address):	Lot 4 DP 830414 , 197 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 seeks consent for alterations and additions to a dwelling house including a swimming pool.

The site is noted to be in the C4 Environmental Living Zone, Pittwater Biodiversity Map, Category 1 and Pittwater DCP Category 1 Flora and Fauna.

The Arborist's Report prepared by Heartwood Tree Consulting is noted.

The Report indicates that one tree (T22-Allocasuarina torulosa) is required to be removed to accommodate the spa and deck works.

The Report also notes that Tree 21 (Allocasuarina torulosa) nearby is 'unworthy of retention', but is indicated to be retained and protected.

It would appear that it would be preferable to amend the design to locate the spa deck away from tree 22 and remove Tree 21, thereby retaining a viable tree.

The Bushfire report did not indicate any trees to be removed.

I would defer to the comments of Council's Bushland and Biodiversity section regarding biodiversity issues.

At this stage the proposal is not able to be supported with regard to landscape issues.

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.