

## Landscape Referral Response

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| <b>Application Number:</b>             | DA2021/0319  |
| <b>Date:</b>                           | 22/04/2021   |
| <b>Responsible Officer:</b>            | Gareth David   |
| <b>Land to be developed (Address):</b> | Lot 7 DP 20097 , 190 McCarrs Creek Road CHURCH POINT NSW 2105<br>Lot LIC 395424 , 190 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 development application is for the demolition of an existing dwelling, the construction of a new dwelling, pool and incline lift. construction of a new dwelling and associated works.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause E4 Environmental Living zone, and the following Pittwater 21 DCP Controls:

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D4 Church Point and Bayview Locality

The site is located in the E4 Environmental Living zone, requiring development to achieve a scale integrated with the landform and landscape, and to minimise impact on the natural environment, including the retention of natural landscape features and existing trees.

The Statement of Environmental Effects notes that no trees are impacted by the development. The Survey shows two trees (one 9m tall and one 8m tall) within the area of the proposed development works and the Landscape Plan shows three trees in the rear area - with notation to remove 2 native trees (Gum and She Oak) and indicates retention of another not shown on other plans.

No information is provided in the Statement of Environmental Effects determining if these trees are prescribed trees (ie protected under the DCP) or are Exempt Species. Requests for tree removal shall be accompanied by a Arboricultural Impact Assessment report in accordance with Northern Beaches Council's Development Application Requirements, and this is the responsibility of the applicant.

Landscape Referral are unable to continue with the assessment until information is provided in response to the issues raised.

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.