

Landscape Referral Response

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| Application Number: | DA2025/0008 |
| Date: | 22/01/2025 |
| Proposed Development: | Subdivision of two (2) lots into three (3) lots and construction of a dwelling house on future Lot 2 including driveway and services |
| Responsible Officer: | Thomas Prosser |
| Land to be developed (Address): | Lot 1 DP 305247 , 62 Powderworks Road NORTH NARRABEEN NSW 2101 Lot 1 DP 1271591 , 32 Bellara Avenue NORTH NARRABEEN NSW 2101 Lot 35 DP 6462 , 64 Powderworks Road NORTH NARRABEEN NSW 2101 |

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 is for subdivision of two lots into three lots, retention of existing dwellings in proposed lots 1 and 2, construction of a new dwelling within proposed lot 3 including driveway access and provision of services.

The application 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 D11 North Narrabeen 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. The submitted Landscape Plan is noted and no concerns are raised with regard to the landscape setting outcomes. Within the proposed lot 3 supporting a new dwelling it is noted that a total of 22 native trees are proposed in the AIA report to be retained and a total of 22 native trees are proposed for removal to accommodate the proposed development works. In principle Landscape Referral raise no concerns at this stage to the AIA recommendations however

advise that completion and final assessment of the Landscape Referral is subject to a review by Council's Bushland & Biodiversity Referral team in the first instance for reasons as outlined below.

The submitted Arboricultural Impact Assessment (AIA) report includes proposed tree removal. The property is located within the Department of Planning, Industry and Environment's (DPIE) Biodiversity Values Map (BVM) under the Biodiversity Conservation Act, and any tree removal within the BVM may trigger the Biodiversity Offsets Scheme (BOS) and may require a Biodiversity Development Assessment Report (BDAR). This specific matter is deferred to Council's Bushland & Biodiversity Referral team and subsequently Landscape Referral are unable to continue the assessment at this stage.

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.