

Landscape Referral Response

Application Number:	DA2021/2490
Date:	22/03/2022
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 2 DP 1214257 , 34 Plateau Road BILGOLA PLATEAU 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

updated comments:

As requested the following information is required to progress the Landscape Referral assessment:

- Arboricultural Impact Assessment on existing trees within the road reserve in regards to the impact from the proposed elevated driveway structure and associated pier footings
- Landscape Plan or landscape analysis on how the development complies with the landscape objectives of C4 zone and DCP controls C1.1

previous comments:

The development application is for a new dwelling including a new driveway and parking bay within the site.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause C4 zone Environmental Living, and the following Pittwater 21 DCP controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D3 Bilgola 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, including the retention of natural landscape features and existing trees, to satisfy the landscape objectives of the C4 Environmental Living zone.

No Landscape Plan or Arboricultural Impact Assessment is submitted with the application. The proposed new dwelling is located upon cleared land with no prescribed (ie. protected) existing trees present. Under the requirements of the C4 zone Environmental Living and DCP control C1.1, landscape amenity including any existing prescribed trees are to be maintained or enhanced when not existing to ensure compliance with the LEP and DCP. No information is provided with the application and a Landscape Plan shall be provided to demonstrate compliance with the C4 zone Environmental Living and DCP control C1.1.

The proposed driveway alignment within the road reserve is in close proximity to an existing Gum tree located within the road verge and no Arboricultural Impact Assessment is submitted to determine the impact to the existing Gum or other existing trees within the road reserve verge. No engineering information is submitted on the design of the crossover and driveway to determine the extent of excavation or otherwise in the vicinity of the proposed driveway.

Landscape Referral are unable to provide an assessment without the information referred to in the above comments.

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.