

Landscape Referral Response

Application Number:	DA2022/1715
Date:	07/12/2022
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool and construction of a boat shed
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 56 DP 7794 , 60 Hudson Parade CLAREVILLE 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

Council's Landscape Referral is assessed 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
- D1 Avalon 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. To achieve development in response to the objectives of the C4 Environmental Living zone, 60% of the property is required to be landscape area to promote the retention of existing natural landscape features including existing trees, or otherwise where no tree are existing, allow adequate landscape area to promote new tree canopy planting.

The property is mapped as part of the existing Pittwater Spotted Gum Forest association, and the property supports seventeen existing trees, of which twelve are proposed for removal in the Arboricultural Impact Assessment, and of these eight are prescribed trees protected by the DCP.

Of fundamental concern is that the proposal does not meet the landscaped area calculation of minimum 60% of the site area. As defined in the PLEP 'landscaped area' means "a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area". The Site Calculations plan identifying 70% as landscape area is incorrect, as areas unable to support plants, grasses and trees are included in the calculation. To be specific, the proposed driveway and entry path, and the ground area under the proposed building gallery and path, are included as landscaped area but are unable to support planting.

An estimated landscaped area to satisfy the meaning under PLEP is calculated at approximately 42% as landscaped area. The landscape outcomes of the PLEP and PDCP including C1.1 Landscaping, D1.1 Character as viewed from a public place, D1.4 Scenic Protection - General, and D1.14 Landscaped Area - Environmentally Sensitive Land, is limited by the available landscaped area of the proposed development such that existing trees are removed and inadequate landscape area and soil volume is available to support any tree planting to ensure the establishment or enhancement of the typical landscape character that is synonymous with tall canopy trees of the Pittwater Spotted Gum Forest association.

The proposed native tree removal is not supported as a complying landscaped area development would result in the capacity to retain more trees than proposed in the Arboricultural Impact Assessment. Of concern is the proposal to remove existing native trees within the foreshore building line, whereby removal of such canopy trees diminishes the typical waterway character along the foreshore and from the waterway. The proposed removal of trees within the foreshore building line area is easily avoidable by relocating any proposed boatshed elsewhere within the foreshore building line and specifically towards the northern boundary where no existing trees exist. Specifically Landscape Referral advise that with a complying landscaped area proposal existing trees numbered T2, T14, T15, T16, T17 and possibly T11 should be preserved, which are currently proposed for removal (except for T15) in the Arboricultural Impact Assessment.

Landscape Referral note that the Arboricultural Impact Assessment includes the recommendation for removal of T16 based on a internal diagnostic test for decay however the results in the report are difficult to interpret due to the scale of the presented chart, and it is advised that removal of this tree based on what is presented is not supported, and a industry recognised 'tree risk assessment' providing conclusive evidence to support removal shall be submitted.

It is Landscape Referral opinion that existing trees shall be considered for retention to integrate any proposed development into the landscape as required by PLEP objectives for the C4 land zone, and PDCP outcomes C1.1, D1.1, D1.4, and D1.14.

In summary Landscape Referral do not support the current proposal due to the following concerns:

- inadequate landscaped area.
- inadequate landscaped area to either retain sufficient existing trees.
- inadequate landscaped area to provide sufficient soil volume to support new tall canopy trees of a growth size typical of the existing landscape character.

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.