

## Landscape Referral Response

<b>Application Number:</b>	DA2020/1726
<b>Date:</b>	24/02/2021
<b>Responsible Officer:</b>	Adam Urbancic
<b>Land to be developed (Address):</b>	Lot 89 DP 13760 , 29 Wandeen Road 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

The development application is for alterations and additions to an existing dwelling including a swimming pool.

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

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D1 Avalon 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, and including the provision of appropriate landscape area.

The site contains existing native trees belonging to the Pittwater Spotted Gum Forest vegetation association, and includes predominately understorey native understorey planting, as well as lawn areas. Adjoining properties also contain native trees belonging to the Pittwater Spotted Gum Forest, and this represents the landscape character of the locality that is of a prominent landscape setting with residential dwelling under the canopy of trees. The landform of the locality is of sloping land with development generally designed to be incorporated into the land profile.

A Landscape Plan is provided indicating the retention of existing landscape areas and new planting as part of the development works. A Aboricultural Impact Statement titled Construction Impact & Management Statement is provided that investigates the impact of the proposed development upon existing trees within 5 metres of development. Should the development proposal be approved, removal of five Spotted Gum native trees is required to facilitate the works as determined by the Construction Impact & Management Statement. These native trees are assessed with high retention values and should only be removed if no design alternative is available and additionally can be replaced within the site.

The Construction Impact & Management Statement recommends removal of existing trees identified as number 1 and 2 for the proposed turning circle within the front setback to assist with vehicle maneuvering. It is Landscape Referral's opinion that no design alternative is available for the construction of the turning area. The Construction Impact & Management Statement recommends removal of existing trees identified as number 3, 4 and 5 for the proposed swimming pool and deck within the rear setback. Landscape Referral are of the opinion that trees 4 and 5 are required for removal to accommodate the works. However relocating the pool southward to occupy the area proposed as a new deck and relocation the deck eastward of the pool would result in retention of tree 3, and this should be undertaken, and as such only four existing trees will be required for removal.

Concern is raised that the documentation including the survey does not definitively locate existing tree 3 and it is not clear that this tree is located within the lot of the proposed development site. The Construction Impact & Management Statement indicates that tree 3 is within the proposed development site yet graphically indicates on page 12 that tree 3 is located within property No. 27. Updated and accurate documentation is required on this matter. No adjoining property trees are to be impacted by development works.

The Landscape Plan proposes screening Bamboo planting along the western boundary to provide open space privacy and reduce overlooking into adjoining property, and this can be assisted by the relocation of the decking to the east side of the pool. It is noted that the side setback of 1158mm limits the planting type to this style of planting.

To continue the Landscape Referral updated information is required on the location of existing tree 3 and it is advised that the suggested pool and deck redesign is considered.

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.