

Landscape Referral Response

Application Number:	DA2022/2247
Date:	30/01/2023
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot Y DP 402956 , 85 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 proposal is not supported with regard to landscape issues.

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
- 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, including the retention of natural landscape features and existing trees, to satisfy the landscape objectives of the C4 Environmental Living zone.

Landscape Referral notes Council's request for an Arboricultural Impact Assessment on the 28th of December 2022. As the proposed pool will be constructed within 5 metres of existing trees (and in particular the mature tree in the neighbouring property), an Arboricultural Impact Assessment is required.

Landscape Referral raises concern that the proposed development does not achieve the 60% landscaped area under the PDGP requirement; however, this matter will be assessed and determined under merit consideration by the Assessing Planning Officer. It is noted there is an existing non-compliance.

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.