

## Landscape Referral Response

<b>Application Number:</b>	DA2022/2277
<b>Date:</b>	22/02/2023
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house including garage
<b>Responsible Officer:</b>	Adam Susko
<b>Land to be developed (Address):</b>	Lot 224 DP 15376 , 272 Whale Beach Road WHALE BEACH 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 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
- D12 Palm Beach 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 cannot support the proposal in its current form due to the following concerns:

- The landscape plans do not show existing trees to be retained, whereas the architectural plans show the tree in the road reserve and two trees in the rear setback to be retained. Other trees are proposed to be removed, and works are within 5 metres of trees shown to be retained (on the architectural plans) which requires an Arboricultural Impact Assessment. An Arboricultural Impact Assessment, prepared by an Arborist with minimum AQF Level 5 in arboriculture, is required to determine the existing trees significance, what impact the proposed works will have to existing trees and the appropriate tree protection measures. Furthermore, coordinate the drawings for the second floor terrace prior to engaging the Arborist so an accurate assessment can be made,
- The landscaped area calculation isn't clear and it includes the green roof areas in the calculations. Please provide a clear landscaped area calculations plan showing areas on natural

ground and areas on slab. Please note for areas on slab to be included in the calculations these soil depths are required; 300mm for groundcovers or native grasses, and 600mm for shrubs. Please refer to PDCP Part C1.1 and D12.10 for more information,

- Please clarify the landscape treatments for the side boundary setbacks.

It shall be noted that Landscape Referral will only assess the proposed works within the property boundary thus the planting, stairs and retaining walls proposed in the road reserve shall be deferred to Council's Road Assets Referral Team for assessment.

Landscape Referral can continue the assessment upon receipt of further information.

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.