

Landscape Referral Response

Application Number:	DA2021/2239
Date:	08/12/2021
Responsible Officer:	Adam Mitchell
Land to be developed (Address):	Lot 170 DP 15376 , 255 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

This application is for the alterations and additions to an existing residential dwelling. Alterations include the minor demolition of existing site structures in order to facilitate internal layout re-configurations, with additions inclusive of a minor dwelling extension on the east. This dwelling extension supports a new outdoor terrace on the first floor, new deck, bedroom and living area on the ground floor, with a new gym, study and swimming pool on the lower ground floor.

Councils Landscape Referral section has considered the application against the Pittwater Local Environmental Plan, and the following Pittwater 21 DCP controls:

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D12.10 Landscaped Area - Environmentally Sensitive Land
- D12.14 Scenic Protection Category One Areas

The Statement of Environmental Effects provided with the application notes that existing trees and vegetation are to be retained as part of proposed works. This Statement is largely supported by the Architectural Plan provided as it is evident no trees are shown to be removed. It is noted no Arboricultural Impact Assessment has been provided with the application.

Upon further review of the site, it is noted there are a number of existing trees located within the road reserve, the adjoining property, as well as towards the eastern portion of the site. Due to the presence of existing site structures including retaining walls on the western and southern boundaries, these trees located within the road reserve and the adjoining property are not anticipated to be impacted by proposed works. As a result, no major concern is raised as these trees are expected to be retained with little to no impacts. Sight concern is raised regarding the impacts of proposed works, specifically the new swimming pool, on an existing tree located centrally within the rear yard. It is understood the swimming pool is to be cantilevered, hence any footings are likely to be clear of this trees Tree Protection Zone (TPZ) and Structural Root Zone (SRZ), however care must still be taken during excavation and construction as any negative impacts towards this tree, or any other existing vegetation,

is not likely to be supported. It is further noted the indicative suspended stair layout at the rear of the site appears to cut through the trunk of this existing tree. Although this stairway is to future detail, the alignment of this stairway should be reconsidered to avoid any conflicts with this tree. The retention of existing trees and vegetation is vital to satisfy control B4.22, as key objectives of this control include "to protect and enhance the urban forest of the Northern Beaches", "to protect, enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities", as well as "to protect and enhance the scenic value and character that trees and/or bushland vegetation provide".

Slight concern is raised regarding the lack of landscape works proposed which is particularly important considering the increase to overall built form size and scale, as well as the proximity of the site to land identified as containing the Littoral Rainforest Endangered Ecological Community. It is noted that a landscape concept is provided, however this lacks detail of proposed works with no species, quantities and locations of proposed trees identified. Landscape works are necessary to ensure the proposed built form is softened and mitigated, whilst ensuring privacy between adjoining properties is maintained and the sensitive ecological communities found within the eastern portion of the site are enhanced. For this reason it is recommended that a Landscape Plan be provided with the application in accordance with Councils Development Application Lodgement Requirements. This Landscape Plan should include screen planting along the northern and southern boundaries for privacy, tree planting, as well as details of any on-slab planting that is proposed. A plant schedule shall also be required, with at least 80% of new planting incorporating native species as listed within the Littoral Rainforest Endangered Ecological Community. This Landscape Plan is necessary to satisfy controls C1.1 and D12.10, as key objectives of these controls seek to ensure "vegetation is retained and enhanced to visually reduce the built form", "landscaping retains and enhances Pittwater's biodiversity by using locally native plant species", as well as "landscaping enhances habitat and amenity value".

Considering the information above, the landscape component of the proposal is therefore not currently supported due insufficient information about proposed landscape works. For this reason, it is recommended that a Landscape Plan be provided with the application in accordance with Councils Development Application Lodgement Requirements.

Upon the receipt of the required information, further assessment can be made.

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.