

Landscape Referral Response

Application Number:	DA2021/0976
Date:	12/07/2021
Responsible Officer:	Julie Edwards
Land to be developed (Address):	Lot A DP 324113 , 184 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 development proposal is for the construction of a swimming pool and associated landscape works, and minor alterations and additions to an existing dwelling.

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
- D12 Palm Beach 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, to satisfy the landscape objectives of the E4 Environmental Living zone.

Inadequate information is provided in terms of a Landscape Plan and no Arboricultural Impact Assessment is provided. The Landscape Plan identifies existing trees to be removed without providing any identification if these are all exempt species or otherwise. This information is to be provided by the applicant and contained in the Statement of Environmental Effects and the Landscape Plan if all species are identified as exempt species.

Should prescribed trees under the DCP (ie. trees over 5 metres) within the site exist that are proposed for removal, arboricultural justification is required for their removal and this shall be provided in a Arboricultural Impact Assessment. No impact is permitted to any adjoining properties trees or vegetation within 5 metres of development works, and assessment and tree protection measures shall be included in the Arboricultural Impact Assessment.

Landscape Referral are unable to continue with the assessment until the information is provided.

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.