

## Landscape Referral Response

<b>Application Number:</b>	DA2022/1494
<b>Date:</b>	17/11/2022
<b>Responsible Officer:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 20 DP 11978 , 2 A Allen Avenue BILGOLA BEACH NSW 2107 Lot A DP 379490 , 2 A Allen Avenue BILGOLA 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
- D3 Bilgola 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 application due to the following concerns:

- An Arboricultural Impact Assessment is required for all trees, including neighbouring trees which may be impacted by the proposed excavation, and in particular the trees along the southern boundary in the neighbouring property which are in close proximity to the excavation for the driveway. The Arboricultural Impact Assessment shall be prepared by an Arborist with minimum AQF Level 5 in arboriculture, and shall determine the existing trees significance, what impact the proposed works will have to existing trees and the appropriate tree protection measures,
- The proposed landscaped area cannot satisfy the PDCP controls, and in particular C1.1, and as such landscaped area shall be increased,
- All proposed landscaping shall be wholly contained within the property boundaries, and as such the planting in the road reserve shall be removed and cannot be relied upon to satisfy the DCP requirements,
- The Landscape Plan does not show the existing street trees; include this information,

- Provide more information for the proposed vertical green wall, including but not limited to plant species and type of green wall structure.

Landscape Referral can continue the assessment upon receipt of more 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.