

Landscape Referral Response

Application Number:	DA2023/0511
Date:	06/07/2023
Proposed Development:	Demolition of existing structures, removal of trees and subdivision of one lot into three lots.
Responsible Officer:	Nick Keeler
Land to be developed (Address):	Lot 5 DP 222134 , 337 Lower Plateau Road BILGOLA PLATEAU 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

Council's Landscape Referral, for the proposed Torrens Title subdivision of one lot into three lots, is assessed against the Pittwater Local Environment Plan (PLEP) , and the following Pittwater 21 DCP) PDCP) controls (but not limited to):

- B2.2 Subdivision - Low Density Areas
- B4.22 Preservation of Trees and Bushland Vegetation
- C4.7 Subdivision - Amenity and Design

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. Existing site features includes; existing tree canopy, both native and exotic; rock outcrops; and watercourses. As part of the subdivision proposal, a lot layout is documented as is vehicular access. An indicative building layout is provided.

It is noted that the proposed lot alignment is located within the watercourse between proposed Lot 2 and Lot 3, and additionally the indicative Lot 3 dwelling is in close proximity to the watercourse. Structures such as building and property separation fencing along the proposed lot alignment is likely to impact upon the natural environment associated with the watercourse and this is not supported. Additional encroachment of indicative dwelling structures within Lot 1 and in proximity to the existing watercourse and associated natural environment elements are not supported.

It is noted that the recommendations of the Arboricultural Impact Assessment includes the retention of 63 medium and high retention value native trees within the property, as opposed to 24 medium and high retention value native trees proposed for removal. There are 167 exempt species located within the property and removal of these, as permitted by the exempt provisions of the PDCP, as well as the removal of the nominated native trees, will ultimately change the landscape character of the existing site. To support the application Landscape Referral consider that amongst the existing trees nominated

for retention, existing native trees along the watercourses, or otherwise areas in proximity to the watercourse banks should support native trees and understorey to establish an appropriate natural environment to satisfy the landscape outcomes of the C4 zone.

At this stage Landscape Referral does not support the application as the location of the proposed lot arrangements and indicative structures impacts upon the watercourse environment.

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.