

## Landscape Referral Response

<b>Application Number:</b>	DA2020/1761
<b>Date:</b>	22/02/2021
<b>Responsible Officer:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 28 DP 228119 , 287 Hudson Parade CLAREVILLE 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 application is for 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; and D1 Avalon 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, including a 60% Landscaped Area requirement.

A Arboricultural Impact Assessment provides recommendations for the removal of two native trees impacted by development works and without a design alternative for preservation, and provides recommendations for the retention of two trees within close proximity to the works. In review of the report and provided plans it appears that in fact four existing trees require removal and one is able to be retained, which incidentally is an Exempt Species that may be removed or pruned without Council consent, thus all five trees in proximity to the development works will be removed.

Should the proposal be granted approval in its current layout, two of the existing trees required for removal include trees of high retention value (Angophora and Spotted Gum) and these should be replaced with like for like species within the frontage of the property.

A Landscape Plan is required to provide documentation of tree replacement within the property and amendments to the Arboricultural Impact Assessment is required to accurately document proposals for removal or retention. At this stage the development proposal is unable to be approved by Landscape Referral.

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.