

Landscape Referral Response

Application Number:	DA2022/0347
Date:	27/04/2022
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot 108 DP 24360 , 3 Lumeah Avenue ELANORA HEIGHTS NSW 2101

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 the existing dwelling, as described and illustrated in the reports and plans.

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
- D5 Elanora Heights 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.

An Arboricultural Impact Assessment (AIA) is included in the application which recommends the removal of the existing tree in the front setback of the property in order to accommodate the proposed works. As no other canopy trees exist within the property boundary and the AIA has not identified the tree as a risk, Landscape Referral cannot support the removal of the existing tree as it deems an alternative design could be implemented in order for its retention. The trees retention will help satisfy DCP controls B4.22 and C1.1, in particular B4.22 *"Development is to be sited and designed to minimise the impact on remnant native vegetation, including canopy trees..."* and, C1.1 *"Landscaping results in the long-term retention of Pittwater's locally native tree canopy"* and *"At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site..."*.

The Survey Plan does not provide enough detail to locate the natural rock outcrop which exists at the front of the property and extends into the road reserve. Furthermore to the aforementioned controls, C1.1 states *"Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and retention of natural features such as rock outcrops"*. More information is required to show the extents of the existing rock outcrop and how it will

be preserved, in particular within the road reserve.

Design consideration for the retention of the existing tree and detailed survey information showing the natural rock outcrop (which is to be included on the plans) needs to be provided to continue the 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.