

Landscape Referral Response

Application Number:	DA2024/0303
Date:	24/04/2024
Proposed Development:	Demolition of existing structures, removal of trees and subdivision of one lot into three lots.
Responsible Officer:	Anne-Marie Young
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 is assessed against the Pittwater Local Environment Plan (PLEP) clause C4 zone Environmental Living, and the following Pittwater 21 Development Control Plan (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; and 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 with ecological, scientific or aesthetic values, 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, individual lot layouts are documented as is vehicular access. An indicative building layout is provided upon each Lot.

The proposal is for subdivision of one lot into three lots, with site works proposed including demolition, new driveway and stormwater works.

The Flora and Fauna Assessment report is noted, including recommendations for a Vegetation Management Plan for any future development upon approved subdivision Lots. The Waterways Impact Statement is noted including the identification of the first order waterway in sections.

An Arboricultural Impact Assessment (AIA) report is submitted and identifies 261 existing trees within the property, with 167 exempt species that are able to be managed or removed without Council consent, as per PDCP. There are 94 prescribed trees (ie. protected by PDCP) located within the property. 26 prescribed trees are impacted by the proposed indicative building layouts and proposed

subdivision works, with 1 high retention value tree, 23 medium retention value trees, and 2 low retention value trees proposed for removal. However of these only the following prescribed trees are impacted by the proposed subdivision works (driveway and stormwater works): trees 50, 96, 97, 99, 101 and 101A, and should the application for subdivision be approved only these trees shall be approved for removal.

The proposed lot arrangements raise concerns with regards to the objectives of the C4 zone Environmental Living in terms of the arrangement of proposed lot boundaries and indicative building layout relative to the natural watercourse. The proposal does not minimise impact on the natural environment, whereby lot boundaries are located across the southern watercourse of lot 2 and lot 3, and the indicative building layout for lot 1 is located over the northern watercourse. Ultimately such encroachments prohibit the retention or enhancement of vegetation associations within the watercourses.

Landscape Referral at this stage are unable to support the development application as the lot boundary arrangements and the indicative building layouts are not integrated with the natural environment and do not respond to the natural constraints of the northern and southern watercourses.

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.