

Landscape Referral Response

Application Number:	DA2021/0301
Date:	07/04/2021
Responsible Officer:	Thomas Burns
Land to be developed (Address):	Lot 1 DP 1076755 , 12 Corniche Road CHURCH POINT NSW 2105

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

This application is for the alterations and additions to an existing residential dwelling. Alterations include the minor demolition of internal walls and structures to create a larger master bedroom on the first floor inclusive of a new en-suite. Additions include a small roof extension over the existing bin storage area, as well as a new deck on the first floor.

Councils Landscape Referral section has considered the application against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP controls:

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D4.10 Landscaped Area - Environmentally Sensitive Land

The Statement of Environmental Effects provided with the application notes that there will be no changes to the existing vegetation, with no existing trees impacted by the proposed works. The Architectural Plans provided largely support this, as all existing trees have been noted as retained. Concern however is raised regarding the proposed roof over the existing bin storage area, as the current plans indicate a conflict with an existing tree trunk. Currently it appears as though the proposed roof is to be built through/over this tree trunk, which would necessitate the removal of this tree. The removal of this tree would not be supported as it is a large native canopy tree with high landscape significance and amenity value.

The retention of this tree, as well as others on site, is vital to satisfy control B4.22, as key objectives include "to protect and enhance the scenic value and character that trees and/or bushland vegetation provide", as well as "to protect and enhance the urban forest of the Northern Beaches". This tree also provides valuable built form mitigation and softening, a key outcome of both control C1.1 and D4.10. It is therefore recommended an amended Architectural Plan be provided addressing this tree conflict, highlighting that the proposed extent of the new roof is either reduced or relocated in order to accommodate this existing tree.

As a result, in its current form the landscape component of the proposal cannot be supported. However, upon receipt of amended Architectural Plans addressing the above concern, the landscape component of the proposal would be supported subject to typical conditions regarding tree protection measures.

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.