

Landscape Referral Response

Application Number:	DA2022/1715
Date:	12/09/2023
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool and construction of a boat shed
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot 56 DP 7794 , 60 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

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):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D1 Avalon 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. To achieve development in response to the objectives of the C4 Environmental Living zone, 60% of the property is required to be landscape area to promote the retention of existing natural landscape features including existing trees, or otherwise where no tree are existing, allow adequate landscape area to promote new tree canopy planting.

The property is mapped as part of the existing Pittwater Spotted Gum Forest association, and the property supports seventeen existing trees, of which twelve are proposed for removal in the Arboricultural Impact Assessment, and of these eight are prescribed trees protected by the DCP.

Amended plans are submitted with the application that illustrate changes to the building arrangement. Amended landscape documents are also included however these consist of a reduced set of drawings to those provided with the original development application and contain only conceptual landscape themes and have excluded the landscape planting plans (possibly inadvertently) that provided detailed information (location of proposed tree, screen and other planting) for assessment of the landscape

outcomes by Landscape Referral. It is requested that the landscape planting plans, updated to coincide with the updated architectural plans be submitted for further assessment of the amended proposal.

Likewise the Arboricultural Impact Assessment shall be updated to coincide with the updated architectural plans be submitted for further assessment of the amended proposal, and clearly identify existing trees proposed for either removal or retention.

Landscape Referral await this information to continue assessment.

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.