

## Landscape Referral Response

<b>Application Number:</b>	DA2022/0374
<b>Date:</b>	05/05/2022
<b>Responsible Officer:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot B DP 390788 , 1744 Pittwater Road BAYVIEW NSW 2104 Lot PO 164136 , 1744 Pittwater Road BAYVIEW NSW 2104

### 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 demolition works and construction of a dwelling house including a swimming pool and boat shed, and associated landscape works, 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):

- B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community
- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D4 Church Point and Bayview 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 is included in the application however Landscape Referral raises concerns regarding the construction of the side access, along the south-eastern boundary, from the rear lawn area to the foreshore side of the boatshed. The Landscape Plan shows retaining walls and stairs along the south-eastern boundary, with some areas up to 1400mm lower than existing ground levels, within the tree protection zone of the existing trees and the structural root zone of T17. Further assessment, by the Arborist, of the Landscape Plan proposal is required to identify the impact to the aforementioned trees, in particular T14, T16, T17 and T18. Top and bottom wall levels shall be shown on the Landscape Plan to highlight the extent of excavation which will allow the Arborist to make an accurate assessment. Additionally, landscaping works around T6 shall be assessed and the excavation works required for the boatshed within the tree protection and structural root zone of T13.

The site is located within the Pittwater Spotted Gum Forest Endangered Ecological Community and as

such the Landscape Plan needs to address the requirements of B4.7 in particular, "*Development shall ensure that at least 80% of any new planting incorporates native vegetation (as per species found on the site or listed in Pittwater Spotted Gum Endangered Ecological Community)*". The Landscape Plan shall be amended to adhere to the aforementioned control and shall include plant species and quantities to allow for an accurate assessment.

The Landscape Referral can be continued once further information is provided.

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.