

Landscape Referral Response

Application Number:	DA2024/0137
Date:	27/02/2024
Proposed Development:	Demolition works and construction of a boat shed and skid ramp
Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot 72 DP 558694 , 22 Bona Crescent MORNING BAY NSW 2105 Lot LIC 344162 , 22 Bona Crescent MORNING BAY 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

Council's Landscape Referral section have assessed the application against the Pittwater Local Environment Plan 2014 zone C3 Environmental Management, and the following Pittwater 21 DCP controls (but not limited to): B4.22 Preservation of Trees and Bushland Vegetation; C1.1 Landscaping; and D8 Lower Western Foreshores and Scotland Island Locality.

The site is within zone C3 Environmental Management, and the following objectives are to be achieved and/or maintained by development: protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values; provide for residential development of a low density and scale integrated with the landform and landscape, and not visually prominent; encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors; and ensure the continued viability of ecological communities and threatened species.

The Arborist Report is noted including the proposed removal of one native tree (tree 1 - *Allocasuarina littoralis*) and the recommendation for replacement with three native trees.

A portion of the property subject to the development application is located within the Department of Planning, Industry and Environment's (DPIE) Biodiversity Values mapping. Landscape Referral are unable to determine if tree 1 is located within the Biodiversity Mapped area as the Arboricultural Impact Assessment nor other reports or plans establish the relative locations of the Biodiversity Mapped area, and any removal of native vegetation from within the mapped areas may trigger the Biodiversity Offset Scheme (BOS). This matter shall be deferred to Council's Bushland and Biodiversity Referral, and subsequently Landscape Referral are unable to continue the 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.