

## Landscape Referral Response

<b>Application Number:</b>	DA2022/1915
<b>Date:</b>	13/12/2022
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool
<b>Responsible Officer:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 89 DP 13760 , 29 Wandeen Road 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

The proposal is not supported with regard to landscape issues.

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):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D1 Avalon Beach 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.

Landscape Referral raises the following concerns:

- It is noted the property falls within the Biodiversity Values Map (BVM) under the Biodiversity Conservation Act, and two trees are proposed to be removed within this area. This specific matter is deferred to Council's Bushland & Biodiversity Referral team,
- Two trees of high significance and high retention value are proposed for removal in the front setback, and their removal is not supported. As a general principle, the site planning layout shall be determined following arboricultural investigations and recommendations. Any proposal to remove existing trees of moderate to high retention value will not be supported by Council if an alternative design arrangement is available, as assessed by Council,
- A "concrete block or sandstone" retaining wall is proposed in the structural root zone of tree 3, and no comment is provided in the Arboricultural Impact Assessment as to what impact this will have to tree 3, in particular if a continuous strip footing is proposed,

- Show trees 6 and 7 on all relevant plans, the proposed 3 tree replacements in the rear setback are directly under the canopy of trees 6 and 7,
- The proposed landscaped area will be significantly reduced and become non-compliant.

It is suggested the design responds to the natural constraints of the site, and considers the retention of existing trees with high significance. Landscape Referral has determined that alternate design solutions are available.

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.