

## Landscape Referral Response

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| <b>Application Number:</b>             | DA2023/0375   |
| <b>Date:</b>                           | 02/05/2023  |
| <b>Proposed Development:</b>           | Construction of an industrial training facility       |
| <b>Responsible Officer:</b>            | Stephanie Gelder                                      |
| <b>Land to be developed (Address):</b> | Lot 1 DP 416586 , 2 Bloodwood Road INGLESIDE NSW 2101 |

### 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

Unsupported without conclusive information.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause RU2 Rural Landscape zone, and the following Pittwater 21 DCP controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D6 Ingleside Locality

The site exists upon RU2 Rural Landscape zone land and the landscape objectives of the zone includes: maintain the rural landscape character of the land; minimise conflict between land uses within this zone and land uses within adjoining zones.

The proposed development is in proximity to existing native trees and a Arboricultural Impact Assessment is submitted. The application submits a Landscape Plan indicating: retention of landscape features such as sandstone outcrops; proposed hard and soft landscape works including replacement native tree planting as recommended in the submitted Biodiversity Assessment; and shrub and ground covers to the landscape areas and the effluent management area as recommended in the submitted Biodiversity Assessment. Landscape Referral raise no concerns with the Landscape Plan, however it is noted that the new landscape works should be managed in accordance with 'Planning for Bush Fire Protection 2019' requirements, including the Bush Fire Assessment Report for a 10 metre APZ defensible space around the proposed building.

The Biodiversity Assessment recommendations are noted and commentary is deferred to Council's Bushland & Biodiversity Referral team. The land in part is Biodiversity Values mapped and final comments from Landscape Referral remain incomplete until review by Council's Bushland & Biodiversity Referral team on biodiversity matters.

The Arboricultural Impact Assessment report recommends the removal of two existing native trees

identified as tree 5 and tree 9 and no issues are raised. Additionally the report provide tree protection measures for proposed retained trees in proximity to the development works.

Concern is raised that the Arboricultural Impact Assessment report is not definitive in its recommendations regarding existing tree 1 - Eucalyptus robusta and tree 3 - Eucalyptus microcorys. Tree 1 has a medium retention value and tree 3 has a high retention value. The report notes, in regard to the recommendation to retain tree 1 and tree 3, "that ... Root Mapping findings will ultimately determine foreseeable tree viability and whether tree sensitive design modifications and/or tree removal will need to be undertaken ... " and Council requires investigation to provide conclusive findings by tree root investigation, as suggested in the report, to determine the impact of development prior to determination of the development application, and in certainty tree 9 - Corymbia gummifera, should be the focus of retention, with identification of the type of tree sensitive construction methods to be utilised for preservation of the tree.

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.