

Landscape Referral Response

Application Number:	DA2024/1539
Date:	12/12/2024
Proposed Development:	Construction of a dwelling house
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 32 DP 20097 , 237 McCarrs Creek Road CHURCH POINT 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

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
- 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.

Landscape referral cannot support the application in its current form due to the following concerns:

- Landscape Plan is insufficient,
 - The information provided on the Landscape Plan is insufficient to satisfy the PDCP requirements. The applicant is advised to read Council's DA Lodgement Requirements under Landscape Plans, and submit an appropriate Landscape Plan prepared by a suitably qualified professional (i.e. Landscape Architect or Landscape Designer). In particular, a planting scheme shall be included identifying species, locations, quantities, mature heights and pot sizes. The planting scheme will require a skillful design to satisfy the PDCP requirements while also satisfying the requirements of an Inner Protection Area (IPA).

- Clearly show all trees to be removed and all trees to be retained. Medium to high retention value trees shall be prioritised for retention with consideration to the IPA requirements.
- The Landscape Plan must also show all ground treatments (planting, turf, paving, footpaths, stairs etc.) so an accurate assessment of landscaped area can be undertaken.
- Tree removal in the road reserve,
 - All trees in the road reserve shall be used as a constraint for development. The driveway in the road reserve is excessive in width and a reduction and re-orientation may allow the additional retention of trees 1 and 2. The driveway shall be designed in collaboration with the Arborist to select the best location that will allow the greatest category A tree retention.
 - Tree sensitive construction techniques may be adopted as directed by the Arborist.
 - Non-destructive tree root investigations may also be undertaken to help inform the location of the driveway.

Landscape referral can continue their assessment upon receipt of more information.

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.