

Landscape Referral Response

Application Number:	DA2019/0154
Date:	22/05/2019
Responsible Officer:	Catriona Shirley
Land to be developed (Address):	Lot 1 DP 373531 , 1955 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 proposal, in terms of impact upon the the streetscape amenity and upon existing vegetation, requires a revised design to support the application.

Council's Landscape section has assessed the proposal against the following Pittwater21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

C1.21 Seniors Housing

A Arboricultural Impact Assessment is provided that determines all existing vegetation within the site is to be removed due to the extent of proposed basement, building and road works associated with the development.

The site supports largely exotic planting, of which are exempt species that do not require Council approval for removal. It is considered that the two native trees on site (identified as T7 and T10) are worthy of retention as their existence provides landscape and streetscape amenity and reduces the built form of development, thus satisfying C1.1 and C1.21 DCP controls that built form should be secondary to trees and vegetation and the visual bulk and scale of development is limited.

The road reserve supports tall native trees proposed for retention.

It is envisaged that the retention of T7 and/or T10 by relocating the driveway and unit 1 terrace will result in the retention of these trees. To satisfy B4.22 the applicant is required to demonstrate that no alternative is available to retain T7 and T10. The Arboricultural Impact Assessment provide calculations on TPZ (tree protection zone), but does not provide SRZ (structural root zone) calculations to determine if these trees may be retained.

The Landscape Plan as documented is supported, except for the removal of T7 and T10 as referred to above. Additionally, the Landscape Plan is supported in that some of the exempt species are proposed

for retention, and this provides existing landscape to soften the built form. Replacement tree planting is adequate, with minor amendments required to ensure that new trees are capable of attaining the height of any removed tree, with further consideration of any existing residential views from adjoining properties.

Without such change, Landscape can't support the application in its current form.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.