

Landscape Referral Response

Application Number:	DA2022/2163
Date:	17/02/2023
Proposed Development:	Construction of a dwelling house
Responsible Officer:	Adam Susko
Land to be developed (Address):	Lot 1 DP 1044346 , 1 / 46 Lane Cove 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

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.

It is noted that the Bush Fire Report recommendation for an asset protection zone in perpetuity surrounds the proposed dwelling. Existing vegetation belonging to the Heathland Vegetation Association beyond this asset protection zone along the perimeter of the property shall remain as a vegetation buffer and managed in accordance with Planning for Bush Fire Protection 2019, and the recommendations of the Bush Fire Report.

The proposed scope of works necessitates the removal of native vegetation, however this is undocumented and not quantified at this stage, and the concerns from Bushland & Biodiversity Referral are noted regarding potential impact to known threatened flora, such that Landscape Referral are unable to continue until assessment of whether existing native vegetation clearing exceeds the clearing threshold.

The Landscape Concept Plan is noted and assessment shall be concluded following resolution of the native vegetation clearing matter discussed above.

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.