

Landscape Referral Response

Application Number:	DA2023/1023
Date:	22/09/2023
Proposed Development:	Alterations and additions to a dwelling house including retaining walls
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 16 DP 236420 , 32 Loblay Crescent BILGOLA PLATEAU 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
- D3 Bilgola 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.

The Arboricultural Impact Assessment (AIA) has conflicting tree numbering throughout the report so for clarity this referral will be referencing the numbers shown in Appendix 3 (page 16) of the AIA. The Survey Plan shows that tree 1 is located within the neighbouring property, and as such written consent for its removal from the trees owner is required. The location of tree 2 is not shown on the Survey Plan; however, impact to this vegetation is not permissible should it be located within the neighbouring property. If located within the neighbouring property written consent is required for its removal, or alternatively written consent outlining that the risk of loss through the construction works is accepted. It is noted that the adjoining property owner does not have any obligation to consent and may choose to not provide an agreement. Should any other vegetation in the neighbouring property be impacted by the works, it shall be outlined in the AIA (i.e. the vegetation in the front setback of number 34). It is suggested that more detail be added to the Survey Plan, along the common boundary between

numbers 32 and 34, so the Arborist can make an accurate assessment.

Landscape Referral can continue the assessment upon receipt of further 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.