

## Landscape Referral Response

<b>Application Number:</b>	DA2023/1287
<b>Date:</b>	22/09/2023
<b>Proposed Development:</b>	Construction of a secondary dwelling
<b>Responsible Officer:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 1 DP 28379 , 13 Ilya Avenue 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 is not supported with regard to landscape issues.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause R5 Large Lot Residential zone, and the following Pittwater 21 DCP controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D2 Bayview Heights Locality

The site exists upon R5 Large Lot Residential zone land and the landscape objectives of the zone includes the provision of: residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality; and limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

Landscape Referral raises no concerns with the removal of trees 14 and 15 as they are exempt by species and as such can be managed or removed at the discretion of the applicant without consent. The removal of tree 9 is not supported and any stormwater/wastewater works shall be designed in collaboration with the Arborist to ensure trees 8, 9 and 10 can be retained. Should works be required in number 14 Taminga Street the Arborist shall provide comment on the impact to trees and vegetation located within 5 metres of the proposed works.

It is noted Council's referral teams have requested further information regarding stormwater and wastewater, therefore Landscape Referral can continue their 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.