

Landscape Referral Response

Application Number:	REV2025/0005
Date:	13/05/2025
Proposed Development:	Review of Determination of Application DA2024/0303 for Demolition of existing structures, removal of trees and subdivision of one lot into three lots
Responsible Officer:	Maxwell Duncan
Land to be developed (Address):	Lot 5 DP 222134 , 337 Lower Plateau Road 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 RFI issued on the 28th of March is noted. An updated Arboricultural Impact Assessment is required in order to complete the assessment. The Arboricultural Impact Assessment included under DA2024/0303 is dated December 2022 and the design has been amended since this date.

Landscape referral can continue their assessment upon receipt of an updated Arboricultural Impact Assessment.

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.