

Landscape Referral Response

Application Number:	DA2023/0504
Date:	18/05/2023
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool, carport and garage
Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot 2 DP 546543 , 34 The Serpentine BILGOLA BEACH 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

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan (PLEP) clause C4 zone Environmental Living, and the following Pittwater 21 Development Control Plan (PDCP) 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.

It is noted that the requirement under the C4 zone is for 'landscape area' to be 60%, and as documented on the Plans the existing property is shown as 61.13%, whilst the proposal as shown on the Plans is a reduction to 49.97% and the Assessing Planning Officer shall determine this matter.

The proposed development includes removal of four high retention value Norfolk Island Pine trees as assessed in the submitted Arboricultural Impact Assessment and upon review of the proposal, and the reduction of landscape area as proposed, Landscape Referral do not support tree removal of such high retention value trees, and consider that the existing hardstand driveway should remain in place to thus ensure that the existing Norfolk Island Pines are not impacted upon. The proposed reduction in landscape area is attributed to the proposal to removal the four existing Norfolk Island Pines within the front of the property due to the proposed driveway re-alignment closer to these existing trees, such that the reduction of landscape area results in tree canopy loss and diminishing of the landscape objectives of the C4 zone

Additionally the Arboricultural Impact Assessment report does not provide assessment of impact to the

Norfolk Island Pines proposed for retention from the removal of the proposed trees, noting that these trees have established as a group and removal of the proposed trees may impact the others in terms of stability and crown exposure to the wind and salt spray.

Furthermore no canopy loss replacement is proposed and thus the proposal does not satisfy the landscape objectives of the C4 Environmental Living zone.

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.