

Landscape Referral Response

Application Number:	DA2025/0960
Date:	11/08/2025
Proposed Development:	Alterations and additions to a dwelling house
Responsible Officer:	Brittany Harrison
Land to be developed (Address):	Lot LIC 430567 , 5 Sturdee Lane ELVINA BAY NSW 2105 Lot 1 DP 1299366 , 5 Sturdee Lane ELVINA BAY NSW 2105

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 section have assessed the application against the Pittwater Local Environment Plan 2014 zone C3 Environmental Management, and the following Pittwater 21 DCP controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D8 Lower Western Foreshores and Scotland Island Locality

It is noted two trees are proposed for removal to the east of the dwelling, as shown on the Landscape Plan. No information is provided regarding their species. From the available imagery the palm species proposed for removal, which is the tree shown at RL15.90 on the survey plan, is a *Livistona australis*. The other tree cannot be identified from the available information. It is noted the Bushfire Report states that the area not mapped as biodiversity values shall be managed as a Defendable Space and that "vegetation within the Defendable Space must be kept to an absolute minimum...". Due to the bushfire requirements the removal of these two trees can be supported from a landscape perspective; however, comment is required from Council's Bushland and Biodiversity team on this matter before finalising the landscape referral.

Landscape referral will continue their assessment after Bushland and Biodiversity have provided comments.

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.