

Landscape Referral Response

Application Number:	DA2021/1862
Date:	01/11/2021
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Lot 15 DP 12979 , 102 Iluka Road PALM BEACH NSW 2108

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 development application is for the demolition of an existing dwelling and the construction of a new dwelling with excavated basement level, garage and studio, and associated external works.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause E4 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
- D12 Palm Beach Locality

The site is located in the E4 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 E4 Environmental Living zone.

A Arboricultural Impact Assessment is submitted and recommends the removal of all trees and vegetation within the site to accommodate the development proposal. The site trees and vegetation are predominately Exempt Species not requiring Council consent. Two existing prescribed (ie requiring Council consent) native Brush Cherry trees are impacted by development and there is no design alternative to retain these trees with the current development design. The development proposal additionally requires the removal of vegetation beyond the site, including the Jacaranda street tree and Cocus Palms within the public access way located in close proximity to the boundary.

Landscape Plans is submitted and it is noted that the Landscape Plans propose the retention of the existing Jacaranda street tree contrary to the arboricultural recommendation and co-ordination and clarification is sought to continue with the landscape assessment. Should removal be determined as the co-ordinated approach, a mature native replacement street tree shall be required that is centralised within the road verge.

The landscaped area as shown in the Landscape Plans proposes tree planting in areas considered to inadequately provide spatial dimensions to support long term tree growth, and additionally the rear of

the property that does provides the largest area of landscape is proposed to include areas of pavement for passive outdoor use, that reduces the landscaped area required under the DCP planting for trees, shrubs and groundcovers, and as such concern is raised that the landscape scheme, based on the architectural design layout, does not provide adequate landscape areas of deep soil that are not restricted by building proximity, to meet the requirements of the DCP.

The Landscape Plans provide tree planting to the courtyards and the the front facade within 2 metres of the proposed buildings contrary to the DCP requirement under C1.1 Landscaping, and thus should approval be granted, any future property owner may utilise the Council's exemption rule for removal of existing trees within 2 metres of an approved building. Palm planting is also proposed within close proximity to the proposed building, and as exempt species are selected, these may be removed without Council consent. The rear area of the property that is capable of supporting tree planting, is however limited for any landscape planting by the proposed extend of pavement.

The landscape scheme, given the architectural design layout, currently does not satisfy the intent of the E4 Environmental Living zone landscape objectives nor the requirements under DCP control C1.1 Landscaping.

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.