

Landscape Referral Response

Application Number:	DA2020/1186
Date:	11/11/2020
Responsible Officer:	Thomas Burns
Land to be developed (Address):	Lot 82 DP 10782 , 114 Whale Beach Road WHALE 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

The development application seeks approval to increase the width of an existing driveway and construction of a new retaining wall. The proposal will require the removal of existing native trees within Council's road verge.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause E4 Environmental Living Zone, 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, and specifically D12.10 Landscaped Area - Environmentally Sensitive Land

The site is located in the E4 Environmental Living zone, requiring development to achieve a scale integrated with the landform and landscape, including the retention of existing trees.

A Landscape Plan and a Arboricultural Impact Assessment is provided with the application. The proposed widening of the driveway and landscape works incorporating retaining walling are dependent on acceptance of the recommendations of the arboricultural assessment for the removal of four trees within Council's road verge, including trees identified as *Angophora floribunda* (T1, T3 and T4) and a dead *Pittosporum* (T2).

The existing *Angophora floribunda* T1 has been the subject of previous requests to Council for removal in 2017 and 2019. Both requests for removal were not supported by Council's Tree Services staff, and the comments included that the tree appears to be stable and healthy and that no visible indication that the tree has moved in the ground as the tree is well anchored into the existing embankment.

The Arboricultural Impact Assessment as part of this development application recommends removal of the existing trees T1, T2, T3 and T4 to accommodate building construction (driveway widening and retaining wall), whilst including discussion that the trees may become unstable with the movement of soil.

It is noted that the existing root systems are anchored into the embankment and developed away from

the embankment such that the area of the road verge is providing sufficient soil volume to support the existing trees within the current physical landform, and without evidence of imminent tree failure the proposal is not supported by Landscape Referral for removal of the existing trees within Council's road verge.

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.