

Landscape Referral Response

Application Number:	DA2021/0900
Date:	14/07/2021
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Lot 151 DP 6937 , 40 Sunrise 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 application is for the construction of a new dwelling.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause E4 zone Environmental Living, and the following Pittwater 21 DCP Controls:

- 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 Landscape Plan and a Arboricultural Impact Assessment is provided. The Landscape Plan identifies existing trees to be retained and removed and provides additional landscape treatment to the frontage of the site, with the rear to be retained in its natural landscape state.

The Arboricultural Impact Assessment report recommended removal of three (3) high retention value trees without any detailed information or justification for removal. It is considered that trees identified as number 4 (Paperbark) and 18 (Cheese Tree) are impacted by the development with no opportunity for retention. However detailed information is required to justify removal of tree 3 (Paperbark) as its location within the frontage provides streetscape appeal and satisfies the landscape outcomes of E4 zone and the DCP controls B4.22 and C1.1.

It is considered that a design alternative is available to retain this tree including retention of the existing ground levels and realignment of proposed retaining walls to ensure the structural root zone is not impacted and any encroachment into the tree protection zone is managed, including pier and beam construction if required. Given the existing slope it may be assessed that the majority of tree roots are found upslope. The Arboricultural Impact Assessment report does not provide arboricultural

investigation to support tree removal and a sensitive tree root investigation may reveal accurate information to justify any proposed removal. The site plans additionally do not co-ordinate the location of tree 3 Paperbark against the proposal.

Landscape Referral are unable to continue the assessment until detailed information is provided.

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.