

Landscape Referral Response

Application Number:	DA2020/1163
Date:	10/11/2020
Responsible Officer:	Megan Surtees
Land to be developed (Address):	Lot 102 DP 13760 , 24 Wandeen Road CLAREVILLE 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 proposal is for a new dwelling, garage, swimming pool and landscape works on a vacant lot.

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

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D1 Avalon Beach Locality, including D1.14 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, and to minimise impact on the natural environment, including the retention of natural landscape features such as rock outcrops and watercourses, and the retention of existing trees. The existing vacant site comprises Pittwater Spotted Gum Forest native trees such as Spotted Gum, other association Gums, and Black She-Oak.

The retention of existing trees within the front and rear setback areas provides the opportunity to satisfy the planning controls of Pittwater Local Environmental Plan clause E4 Environmental Living zone and Pittwater 21 DCP, and site planning should investigate how to best design development to achieve this outcome.

Council provided pre-lodgement advice including landscape comments requiring development to satisfy the planning controls of the E4 Environmental Living zone and Pittwater 21 DCP where bulk and scale of buildings shall be minimised, such that buildings are to give the appearance of being secondary to landscaping and vegetation. Additionally the advice included that any development proposal to remove existing trees of High and Moderate significance shall be justified, and otherwise shall be refused if an alternative design layout or construction technique is available, any land cut and fill shall be located to result in minimal root zone disturbances, alterations to existing ground levels within the tree protection zone is to be minimised, and that, as is the case with this proposal any impact in excess of 10% of the tree protection zone shall be reported and assessed by tree root investigation in accordance with section 3.3.3 Major Encroachment under Australian Standard AS4970-2009 Protection of Trees on

Development Site, prior to finalisation of the site planning layout.

A Landscape Plan and Arboricultural Impact Assessment is provided with the development application. The Statement of Environmental Effects states that numerous existing trees are proposed to be removed, and that appropriate compensatory planting is proposed. The Landscape Plan provides one large tree replacement at the rear of the property and various smaller native trees along common boundaries, as well as other understorey native planting within the landscape area. Additionally the Landscape Plan includes alterations to existing ground levels and retaining walling that will impact upon existing trees, as discussed below.

Concern is raised that the design does not consider the preservation of High retention trees through an alternative design layout and construction techniques. The Arboricultural Impact Assessment proposes the removal of the following existing High retention value trees T14 - Spotted Gum and T17 - Spotted Gum due to the location of the building footprint (T14) and the construction technique for the driveway (T17). In view of the planning controls of the E4 Environmental Living zone and Pittwater 21 DCP it is considered that the preservation of T17 - Spotted Gum is essential to adequately address the integration of any development into the landscape setting, and this is extended to the preservation of the other High retention value trees in proximity to T17 within the frontage, being T19 - Spotted Gum, T20 - Spotted Gum, and T21 - Spotted Gum, as well as the Moderate retention value tree identified as T16 - Red Mahogany Gum.

In this regard, Landscape Referral does not support the proposal as is it considered that the development proposal, in its current form will impact upon the long term health of the Spotted Gums identified as T17, T19, T20 and T21, and T16 - Red Mahogany Gum. The proposed driveway is designed to be constructed utilising alterations to the existing ground levels within the tree protection zones of the trees through cut and fill as shown in the Cut/Fill Plan, and retaining wall construction as shown in the Landscape Plan. Reduced existing ground levels by land cut in proximity to T17 is proposed within the structural root zone and tree protection zone. Additionally land fill and retaining wall construction in the vicinity of existing trees T16, T19, T20 and T21 results in structural root zone and tree protection zone encroachments that are likely to impact the long term health of these trees, proposed for retention in the Landscape Plan. It is therefore considered that this development proposal will detrimentally impact the long term survival prospects of the existing trees within the frontage that currently provide a landscape setting capable of softening any development behind.

Concern is raised that the proposed retention of existing tree T4 - Bangalay Gum within the rear is impacted by land cut as shown in the Cut/Fill Plan, and construction of retaining walling as shown in the Landscape Plan, within the structural root zone and tree protection zone, and it is not reported to what extent such land cut and construction of retaining walling will impact upon the tree protection zone of existing tree identified as N12 - Spotted Gum, located within adjoining property No. 26 Wandeen Road.

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.