

Landscape Referral Response

Application Number:	DA2024/1379
Date:	06/11/2024
Proposed Development:	Demolition works and construction of a dwelling house
Responsible Officer:	Thomas Burns
Land to be developed (Address):	Lot 35 DP 6462 , 64 Powderworks Road NORTH NARRABEEN NSW 2101

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

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan (PLEP) clause C4 zone Environmental Living, and the following Pittwater 21 Development Control Plan (PDCP) controls (but not limited to): B4.22 Preservation of Trees and Bushland Vegetation; C1.1 Landscaping; and D11 North Narrabeen Locality

The site is located in the C4 Environmental Living zone, requiring development to achieve a scale integrated with the landform and landscape, and to minimise impact on the natural environment with ecological, scientific or aesthetic values, including the retention of natural landscape features and existing trees, to satisfy the landscape objectives of the C4 Environmental Living zone. It is noted that the lower slopes of the property is located within the Department of Planning, Industry and Environment's (DPIE) Biodiversity Values Map (BVM) under the Biodiversity Conservation Act.

An Arboricultural Impact Assessment (AIA) and a Landscape Plan are submitted for consideration by Landscape Referral.

The Landscape Plans are noted and it is advised that the plans require co-ordination with the AIA report as the Landscape Plans indicate removal of tree 3 (Angophora costata - Smooth Barked Apple) which is assessed for retention in the AIA report. Additionally it is noted that the proposed landscape works within the road reserve verge are submitted to a minor encroachment application for approval or otherwise, and/or approval or otherwise under a Roads Act section 138/139 application.

It is noted that the AIA report recommends the removal of a visually prominent, of landscape significance and of a high retention value identified as tree 3 (Angophora costata - Smooth Barked Apple). The AIA report determines tree 3 with: " a high retention value on the basis of its crown volume, ecological significance and a long estimated life expectancy". Certainly the tree exhibits a

prominent landscape element with high dominant canopy and with an apparent typical condition, and Landscape Referral consider that tree 3 should be a constraint to development and the proposed driveway should be located and designed to preserve this tree. It is noted that the encroachment as advised in the AIA is calculated at 24% which is considered to be manageable with tree sensitive excavation and driveway design. Other AIA recommendations for removal raise no concerns.

Landscape Referral require realignment of the proposed driveway to preserve tree 3, unless evidence is submitted that tree 3 presents a risk to persons and property or presents with arboricultural issues (structure, defects, etc).

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.