

## Landscape Referral Response

<b>Application Number:</b>	DA2021/0197
<b>Date:</b>	09/04/2021
<b>Responsible Officer:</b>	Adam Mitchell
<b>Land to be developed (Address):</b>	Lot 62 DP 14682 , 13 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

Council's Landscape Referral is assessed against the following Pittwater 21 DCP Controls:

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D12 Palm Beach Locality

No prescribed trees as defined and protected under the Pittwater 21 DCP exist within the site. Otherwise the site contains gardens, paved areas, and lawn. An existing street tree of prominence is located within the Nabilla Road verge and existing trees are located in proximity to the proposed development works in neighbouring properties.

A Landscape Plan and a Arboricultural Impact Assessment is provided with the development application. The Statement of Environmental Effects states that the proposal will have a minor effect/increase on the existing footprint of the building, and that the proposal aims to minimise any adverse effects to the existing landscape within and around the site.

The Landscape Plan indicates planting of small native trees within the site as well as other garden planting, lawn areas, and paved areas. Subject to conditions of consent the Landscape Plan for works within the site can be supported. However, extensive encroachment planting within the public road verge is proposed and this is not supported as part of the development application. Any proposed encroachment into road reserve land shall be subject to formal approval or otherwise of a proposed encroachment under a Minor Encroachments/Constructions within Road Reserve 20/21 application.

The Arboricultural Impact Assessment proposes the removal of an existing Angophora floribunda (Rough-barked Apple) located within the road reserve verge of Nabilla Road. This recommendation is based on tree protection encroachment of the proposed driveway and the location of the proposed pool, as well as the required canopy pruning for construction works associated with the garage and granny flat over. The Rough-barked Apple is reported in the Arboricultural Impact Assessment as a mature specimen in good health and condition, with a medium useful life expectancy and landscape significance.

Landscape Referral advise that the Rough-barked Apple should be retained as a street tree that provides streetscape amenity, and that design alternatives are available for the preservation of this tree. Design alternatives include re-design of the proposed garage alignment that is setback from the boundary and possibly located further east in direction, and relocation of the proposed pool, where such arrangement will reduce the tree protection zone encroachment and increase the distance from the tree canopy to the proposed building.

At this stage Landscape Referral do not support the development application as a site planning alternative is available to preserve the existing street tree.

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.