

Landscape Referral Response

Application Number:	DA2021/2097
Date:	02/03/2022
Responsible Officer:	Nick England
Land to be developed (Address):	Lot 16 DP 650061 , 918 Barrenjoey 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

updated comments:

The Landscape Plan prepared by Kingfisher Urban Ecology & Wetlands / Ecological Consultants Australia remains unaltered and as per previous comments no concerns are raised. The Landscape Plan includes the planting of Pittwater Spotted Gum Forest trees including 2 Spotted Gums (*Eucalyptus maculata*) and 2 Sydney Red Gums (*Angophora costata*), as well as other locally native understorey species, and in total the following planting is proposed: 4 canopy trees, 40 small trees, and 85 mid level shrubs.

The Arboricultural Impact Assessment is updated and recommends the retention of existing trees T1 (*Eucalyptus pipertia*) and T3 (*Eucalyptus gummifera*) as proposed initially, as additionally under the revised scheme T4 (*Eucalyptus acmenoides*). However the retention of T4 is recommended based on a non-destructive root mapping investigation. The impact therefore from the proposed garage and entrance pathway is unknown and a 32% major incursion of the tree protection zone is calculated from the proposed development works.

Existing tree T5 within the property remains as supported for removal as it is within the proposed garage footprint, and the removal of tree T2 (*Eucalyptus pipertia*) located on common property remains based on the recommendations of the Arboricultural Impact Assessment with concerns for risk to property.

Without the non-destructive root mapping investigation prior to development application determination, Council are unable to assess accurately if tree T4 is realistically able to be retained, or whether further design modifications are required to preserve this tree.

As such Landscape Referral require a non-destructive root mapping investigation prior to continuing the assessment.

previous comments:

The development application is for alterations and additions to the existing dwelling, and construction of associated garage, external decking and swimming pool. A Landscape Plan and a Arboricultural Impact Assessment accompany the application and are assessed as part of this Landscape Referral.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause C4 zone Environmental Living, 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

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, including the retention of natural landscape features and existing trees, to satisfy the landscape objectives of the E4 Environmental Living zone.

This proposal requests the removal of four existing trees to accommodate the proposed dwelling including one within adjoining property. The tree removal has been discussed with the adjoining neighbour at No. 920 Barrenjoey Road and a letter of consent has been provided for the removal of existing tree number 2. Three replacement trees are proposed including two in the front garden and one in the rear of the property.

The Landscape Plan provides for replacement tree canopy planting and includes additional understorey planting to enhance the landscape setting and satisfies the intent of the LEP clause C4 Environmental Living zone and DCP control C1.1 Landscaping.

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.