

Landscape Referral Response

Application Number:	DA2021/1664
Date:	28/09/2021
Responsible Officer:	Gareth David
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

The development application is for the demolition of an existing dwelling and construction of new dwelling, with associated garage, external decking and pool.

Council's Landscape Referral section have assessed the application against the Pittwater Local Environment Plan 2014 zone E4 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 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.

The Statement of Environmental Effects notes that the proposal requires the removal of 3 existing trees within the site to accommodate the proposed dwelling and meet the Bushfire requirements. The Arboricultural Impact Assessment additionally recommends the removal of two existing trees, with one located within 920 Barrenjoey Road (identified as Tree 2 - Sydney Peppermint Gum) and one located on the boundary with 916 Barrenjoey Road (identified as Tree 3 - Red Bloodwood Gum).

The Arboricultural Impact Assessment concludes the excavations required for the installation of the inclinor, side access and proposed dwelling will have a significant impact on Tree 2 and that the proposed construction will have an irreversible effect on this tree. The construction of the proposed dwelling in close proximity to Tree 3 results in a major incursion of 38% within the structural root zone of this tree, and significant design modifications will be required to retain this tree, however, the Arboricultural Impact Assessment does not consider this a viable option due to the trees low landscape and low retention value.

Irrespective of the Arboricultural Impact Assessment assessment of the neighbouring trees impacted by the proposed development, Council does not support removal of trees outside of the development site boundaries. The applicant may consider approaching adjoining neighbours to discuss any agreed request for tree removal. However it is advised that such owners consent does not necessarily result in Council approval if Council determine that the existing trees should be retained and design changes should be forthcoming to retain the trees.

A Landscape Plan is provided and does not provide adequate tree replacement to soften the built form required by control C1.1 Landscaping, and satisfy the landscape intent of the D12 Palm Beach Locality, and the E4 Environmental Living zone principles.

Landscape Referral are unable to support the application due to the impact to existing trees on adjoining property and the inadequate landscape outcome as proposed in the Landscape Plan.

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.