

## Landscape Referral Response

<b>Application Number:</b>	DA2025/1552
<b>Date:</b>	19/11/2025
<b>Proposed Development:</b>	Construction of a dwelling house including swimming pool, garage and associated works
<b>Responsible Officer:</b>	Brittany Harrison
<b>Land to be developed (Address):</b>	Lot 2 DP 1022509 , 3 A Beach Road NEWPORT NSW 2106

### 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 not supported with regard to landscape issues.

Council's Landscape Referral section have assessed the application against the Pittwater Local Environment Plan (PLEP), and the following Pittwater 21 DCP controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D10 Newport Locality

The comments from the Biodiversity team are noted. Upon receipt of information in response to their further information request, and subsequent comment, Landscape referral can further assess tree impact.

The submitted Landscape Plans have insufficient information in order to assess the suitability of the proposal against the PDCP outcomes and controls. Please refer to Council's Development Application Lodgement Requirements under Landscape Plans which outlines the information required to be included on the Landscape Plans. This includes (but is not limited to) the proposed planting scheme (species, quantities, locations, mature heights and pot sizes). To aid assessment, please clearly show the property boundary on the Landscape Plans.

Furthermore, the site is located in the Scenic Protection Category One Areas and the landscape proposal needs to demonstrate that the outcomes and controls of PDCP are satisfied. In particular D10.18 *"Maintenance and enhancement of the tree canopy", "To maintain and enhance the natural environment of Pittwater as the predominant feature of the landscape with built form being a secondary component", "Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve", "Screen planting shall be located between structures and boundaries facing waterways", "Canopy trees are required between dwellings and boundaries facing waterways and waterfront reserves", and "The applicant shall demonstrate the retention and regeneration of existing native vegetation outside of the immediate area required to carry out the development"*.

The recommendations outlined in the Bushfire Assessment Report are noted and the landscape proposal shall incorporate these recommendations.

The Stormwater Plan sheet C03 shows stormwater infrastructure adjacent to one of the only trees to be retained, and within its tree protection zone. The level spreader detail also suggests excavation is required along its extent. It is suggested that the stormwater infrastructure be located outside tree protection zones of trees to be retained or comment from the Arborist is provided indicating that the location of the stormwater infrastructure is acceptable with regard to tree protection.

Landscape referral can continue their assessment upon receipt of further information.

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.