

Landscape Referral Response

Application Number:	DA2019/1478
Date:	10/03/2020
Responsible Officer:	Tony Collier
Land to be developed (Address):	Lot 1 DP 1005148 , 1 Narrabeen Park Parade 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

The development application seeks the approval for the construction of alterations and additions to an existing restaurant and amendment of the hours of operation.

In terms of this Landscape Referral, the landscape works include a new pergola, new concrete path, new sleeper edge, post and rail fence, and new soft landscaping.

On a site review, it is apparent that the majority of the works contained in the development application have been completed prior to development consent. The concrete path, sleeper edge, post and rail fence are completed. No pergola is installed, with catenary lighting in place of the pergola.

No Arboricultural Impact Assessment is provided with the development application to determine the impact to and/or provide tree protection measures during construction within the tree protection zone of the existing significant Norfolk Island Pines within the adjoining public reserve.

In terms of the landscape outcomes of the proposal, assessment is unable to be determined post-construction of the completed works. It is unknown if the works undertaken to date will have any detrimental impact to the existing Norfolk Island Pines.

Pittwater 21 DCP, clause B4.22 Protection of Trees and Bushland Vegetation; C1.1 Landscaping; and D11.2 Scenic Protection - General, requires that development shall provide for the reasonable retention and protection of existing significant trees, and development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.

The construction that has been completed, in terms of landscape outcome, is not supported due to the unknown impact upon the existing Norfolk Island Pines located within the adjoining public reserve. It is not known if major roots have been severed for the installation of the posts as part of the fence, the sleeper edge, and the concrete path. There is no information provided to determine this impact.

Please note: This application is NOT supported.

In error, the Assess system is providing the following incorrect notation as listed below: "The proposal is therefore supported".

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.