

## Landscape Referral Response

<b>Application Number:</b>	DA2020/1330
<b>Date:</b>	15/12/2020
<b>Responsible Officer:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 25 DP 19380 , 24 Trevor 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 development application is for the construction of a new dwelling.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP Controls:

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

The site does not have many existing landscape features nor trees of significance. The landscape character of adjoining properties include a mix of landscape treatments including trees and perimeter planting. Trevor Road has existing street trees of high amenity value including existing Grey Gum (*Eucalyptus punctata*) street trees with one fronting the development site. The existing Grey Gum street tree is assessed with a high retention value and shall be retained.

The proposal includes a new crossover and driveway within the structural root zone of the existing Grey Gum, with a Arborist Report providing two options: scenario 1 - remove the Grey Gum for construction of a new crossover and driveway, or scenario 2 - retain the Grey Gum and recommend a suitable driveway design to minimise impact on the tree.

Council does not support the removal of the Grey Gum to construct a crossover and driveway in close proximity to the trunk and within the tree protection zone including the structural root zone, and does not support scenario 2 as excavation to 150mm below the existing ground surface is likely to impact the Grey Gum. An existing driveway exists eastward of the Grey Gum that can be widened if necessary and thus not impact upon the Grey Gum.

A Landscape Plan is provided with the application including tree planting to the drainage easement along the boundary. A more considered layout for tree planing is required to ensure no solar access impact to neighbours and that the landscape works are able to soften the built form to comply to clause C1.1. The Landscape Plan indicates retention of the existing driveway as well as a new driveway that is located to suggest removal of the Grey Gum street tree.

Landscape Referral does not support the application due to the impact to the Grey Gum street tree and the lack of suitable landscape area for tree planting to soften the built form to the frontage, and in particular within the front setback.

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.