

Landscape Referral Response

Application Number:	DA2019/0195
Date:	14/05/2019
Responsible Officer:	Georgia Quinn
Land to be developed (Address):	Lot 6 DP 12463 , 54 Irrubel 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, in terms of impact upon existing vegetation, requires further information to support the application.

The Arboricultural Impact Assessment and Method Statement prepared by Naturally Trees Arboricultural Consulting outlines recommendations for the preservation of existing trees, based on pier and beam building construction.

However, the construction logistics including access provisions, utility excavations and material storage is not presented in the application to gain a complete understanding of the 'site impacts' that the proposal will have upon the existing vegetation, and as such, impacts to existing vegetation may be underestimated.

A site management plan is required in this instance, including nominated access provisions and storage areas, as well as a layout for utility services to provide a true indication of the impacts upon existing vegetation. An updated Arboricultural Impact Assessment shall be provided based on such documentation.

Concern is raised that no Landscape Plan is provided in accordance with DA Lodgement Requirements, and as such the visual privacy impact to adjoining properties has not been considered. The C1.5 Visual Privacy control requires that private open space and existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation.

Council's Landscape section has assessed the proposal against the following Pittwater21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation
C1.1 Landscaping
C1.5 Visual Privacy

Referral Body Recommendation

DA2019/0195

Page 1 of 2

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.