

Landscape Referral Response

Application Number:	DA2022/2202
Date:	30/01/2023
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool and double carport
Responsible Officer:	Nick England
Land to be developed (Address):	Lot 14 DP 216125 , 6 Jacqueline Close BAYVIEW NSW 2104

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 proposed development works include additional works within the public road reserve and built form works within the front setback. The proposed front setback carport/studio under and the path access across the road reserve impact upon two high retention locally native trees identified as tree 6 and tree 7 (*Syncarpia glomulifera* - Turpentine). The submitted Arboricultural Impact Assessment assesses both trees as A1 (tree 6) and AA1 (tree 7).

There are no arboricultural reasons to remove these trees and any development proposal shall be designed to incorporate the retention of these trees and design alternatives are available. The Arboricultural Impact Assessment correctly identifies Category A trees as trees worthy of being a material constraint to development. Concern is also raised regarding the impact to existing tree 33 - Turpentine that is located within adjoining property in terms of excavation within the tree protection zone and extent of proposed fill, and it is considered that the information provided in terms of plans and reports does not definitely provide a case for retention without any doubt, and additional detailed information is required including an investigation of existing tree roots to adequately assess tree impact and proposed construction techniques with piers located to avoid tree roots.

The proposed works contribute to detrimental impacts to tree 6 and 7 that is considered unnecessary as an alternative design proposal is able to preserve these high retention value trees, and any impact to trees within adjoining properties is unacceptable.

The site is located in the C4 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 C4 Environmental Living zone, and furthermore Pittwater DCP control C1.1 requires "the reasonable retention and protection of existing significant trees, especially near property boundaries" and Pittwater DCP control B4.22 requires development "to be sited and designed to minimise the impact on remnant native vegetation, including canopy trees" and "must also avoid any impact on trees

on public land."

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.