

Landscape Referral Response

Application Number:	DA2024/1409
Date:	19/11/2024
Proposed Development:	Reconfiguration of the existing marina to a nine (9) berth marina and subdivision into eight (8) lots including: concept building envelopes for boat sheds on proposed Lots 5 and 6; associated landscaping and demolition; and extension to an existing seawall and associated land reclamation being Nominated Integrated development.
Responsible Officer:	Nick England
Land to be developed (Address):	Lot 295 DP 820302 , 122 A Crescent 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, and the following Pittwater 21 DCP controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation

Concern is raised that the proposed works will impact existing trees and no Arboricultural Impact Assessment has been submitted. The survey plan shows tree 69 at RL2.19 and the architectural plans show the proposed lawn area adjacent to tree 69 at RL2.85. This considerable fill will impact tree 69. Furthermore, the proposed fill (RL2.85 at the MHWM) will likely continue into private property (lot 8) and may impact other trees. In particular, concern is raised with impact to trees 64 and 66. It is likely further retaining wall will be required in lot 8 to contain the proposed fill, and this retaining wall may also impact trees 64 and 66.

Northern Beaches Council's Development Application Lodgement Requirements outlines that any works within 5 metres of existing trees, irrespective of property boundaries, requires the submission of an Arboricultural Impact Assessment. An Arboricultural Impact Assessment, prepared by an Arborist with minimum AQF Level 5 in arboriculture, is required to determine the existing trees significance, what impact the proposed works will have to existing trees and the appropriate tree protection measures.

It is noted under DA2022/2152 the Arboricultural Impact Assessment identified tree 64 as very high landscape significance and medium retention value, tree 66 as very high landscape significance and high retention value, and tree 69 as very high landscape significance and medium retention value. These trees shall be retained and any advice from the arborist to allow retention of existing trees shall be incorporated into the design.

Landscape referral can continue their assessment when additional information is received.

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.