

Landscape Referral Response

Application Number:	DA2022/1480
Date:	14/10/2022
Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot C DP 20399 , 1466 Pittwater Road 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 is for alterations and additions to the existing dwelling, as described and illustrated in the reports and plans.

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
- C1.1 Landscaping
- D14 Warriewood Locality

The existing landscaping as reported is to be maintained for this development as the proposal is mainly over an existing concrete paved and timber deck area to the rear, with parking, access stairs and entry to the front to be maintained.

The proposed stormwater line is located within the structural root zone and tree protection zone of the existing tall Norfolk Island Pine within the frontage and this is not supported by any Arboricultural Impact Statement that demonstrates this is feasible without impact to the tree. Regardless it appears that the proposed stormwater line should be relocated away from the tree and updated information is required to progress the Landscape Referral. Materials storage areas as shown on the plans is not permitted under the tree protection zone of the Norfolk Island Pine.

The applicant may utilise a Arboricultural Impact Assessment to support the location of the proposed stormwater lines through a report that includes sensitive tree root investigations to demonstrate that the proposed location of the stormwater lines are feasible without impact to the Norfolk Island Pine, or a updated Stormwater Plan shall be submitted. Regardless a Arboricultural Impact Assessment is listed under the DA Lodgements Requirements as proposed works are within 5 metres of a prescribed tree.

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.