

## Landscape Referral Response

<b>Application Number:</b>	DA2020/1780
<b>Date:</b>	12/04/2021
<b>Responsible Officer:</b>	Kent Bull
<b>Land to be developed (Address):</b>	Lot 1 DP 1229229 , 145 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

This application is for the construction of a two-storey residential dwelling with a double garage on a vacant lot.

Councils Landscape Referral section has considered the application against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP controls:

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D10.13 Landscaped Area - Environmentally Sensitive Land

A Landscape Plan is provided with the application and proposed works include the in-ground planting of trees, shrubs, grasses and groundcovers.

The Statement of Environmental Effects provided with the application notes the development proposes to remove two mature trees within the site. This is supported by the Arboricultural Impact Assessment which has identified a total of three trees within close proximity to the proposed works, one of which is within the site, one on the shared boundary, and the remaining tree located in the adjoining property to the east. All three existing trees are located at the front of the site, as the majority of existing vacant lot is currently turf.

Concerns we originally raised regarding Tree No. 1, located within the front of the site adjacent to the proposed driveway along the southern boundary, as it was proposed for removal. Following discussions with the applicant, the proposed driveway is going to be relocated to the location previously approved, allowing this tree to be retained. This tree has been noted as having a high landscape significance and high retention value, alongside good health, as per the Arboricultural Impact Assessment. It is recommended that a Project Arborist be appointed to supervise all works within the Tree Protection Zone of this tree, ensuring it is retained, and the useful life expectancy is not impacted by the proposed works. Tree No. 2 is located within the adjoining property to the east and has been noted as retained. Tree No. 2 is clear of the proposed works and is not likely to be impacted by the proposed

development. Tree No. 2 is therefore required to be retained and protected accordingly. The protection of Trees No. 1 and 2 is necessary to satisfy controls B4.22 and D10.13, as a key objectives include "to protect, enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities", as well as "to protect and enhance the scenic value and character that trees and bushland vegetation provide".

Tree No. 3 is located on the shared boundary between the proposed site and the existing dwelling to the east. Tree No. 3 has also been identified as having a high landscape significance and high retention value, alongside fair/good health, as per the Arboricultural Impact Assessment. As Tree No. 3 is located on a common boundary, it would require consent from the neighboring property to be removed. Following discussions with the applicant, who is also the owner of the neighbouring property at 145 Crescent Road, consent has been given for the removal of this tree. As Tree No. 3 is likely to be impacted by the proposed works, it has been agreed upon that the removal of this tree would be supported subject to replacement planting of the same species at a 2 for 1 ratio. It is worth noting that a previously approved DA for this site in 2019 granted approval for the removal of another significant tree, subject to replacement planting at a 2 for 1 ratio. These two replacement trees were required to belong to 'Rolling Hills and Lower Slopes' vegetation type of the Pittwater Native Gardening Booklet. This would therefore require a total of four native canopy trees to be planted as a result of trees being removed on the site. In its current form, the amended Landscape Plans do not provide the required compensatory planting, and in order for the application to be supported, the Landscape Plans would be required to be amended, ensuring these four replacement trees are shown.

The remaining landscape works as proposed on the amended Landscape Plans would be supported as a variety of small trees, shrubs, grasses and groundcovers have been proposed, all of which enhance the local vegetation community, as well as provide beneficial built form mitigation and softening. The completion of landscaped works as shown on the amended Landscape Plans, inclusive of additional canopy trees is necessary to satisfy control C1.1, as key outcomes include "a built form softened and complemented by landscaping", as well as "landscaping retains and enhances Pittwater's locally native tree canopy".

In its current form, Councils Landscape Referral section does not support the application due to insufficient replacement tree planting which is required to compensate trees to be removed as part of this application, as well as a previously approved DA in 2019. It is recommended that a total of four *Syncarpia glomulifera* be planted at the rear of the property in order to compensate for tree loss within the site.

Upon receipt of an updated Landscape Plan, the proposal is likely to be supported subject to typical tree protection, landscape completion, and landscape maintenance conditions.

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.