

Landscape Referral Response

Application Number:	DA2020/1780
Date:	09/03/2021
Responsible Officer:	Kent Bull
Land to be developed (Address):	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-store 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.

Tree No. 1, located within the site, adjacent to the proposed driveway along the southern boundary, has been proposed for removal. The proposed driveway encroaches significantly into the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) of this tree, and would therefore necessitate its removal. This tree has been noted as having a high landscape significance and high retention value, alongside good health, as per the Arboricultural Impact Assessment. The removal of this tree would not be supported as it is not evident design alternatives have been explored which seek to protect this significant tree and ensure its retention.

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. 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. As this consent has not been received, both Trees No. 2 and 3 shall be retained and protected accordingly.

The protection of Trees No. 1, 2 and 3 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". The current landscape works as proposed on the Landscape Plans also do not provide suitable replacements in order to sufficiently compensate the loss of these significant trees. These existing trees also provide value screening and softening of the existing residential dwelling at 145 Crescent Road, and if retained, would also help soften and complement the proposed dwelling, which is a key objective of control C1.1. In addition, key outcomes of control C1.1 that should be addressed include "development results in retention of existing vegetation", and that "landscaping retains and enhances Pittwater's biodiversity by using locally native plant species".

In its current form, Councils Landscape Referral section does not support the application due to the proposed removal of Trees No. 1 and 3. Insufficient evidence is available indicating that design alternatives have been explored in order to ensure these trees are protected and retained. At a minimum, the proposed driveway should be relocated in order to ensure minimal impacts and encroachments into the TPZ and SRZ of existing trees. The proposed dwelling could also be located further north towards the rear of the property, which would not only reduce impacts to the TPZ and SRZ of all existing trees within and outside of the site, but would also result in a building setback that is consistent with surrounding properties.

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.