

Landscape Referral Response

Application Number:	DA2019/0673
Date:	25/07/2019
Responsible Officer:	Alex Keller
Land to be developed (Address):	Lot C DP 415908 , 132 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 development proposal involves construction of a new dwelling, detached garage, detached carport, swimming pool and associated landscaping.

Existing trees are located within the development footprint, and are proposed for removal based on this. However, under Pittwater 21 DCP, existing trees shall be removed only when no other alternative is available, and all significant trees shall be preserved. The landscape component of the proposal on the information provided to date is not acceptable, and an arboricultural impact assessment is required to justify any tree removal, and shall be in accordance with Council's DA Lodgement Requirements.

The DA Lodgement Requirements for arboricultural impact assessment provides the following guidance:

An Arboricultural Impact Assessment Report, prepared by a qualified AQF5 (or higher) arborist, must be submitted when works are proposed within 5.0m of a tree (excluding trees and species that can be removed without approval under the relevant DCP, irrespective of property boundaries. The report must include:

- who commissioned the report and why was the report commissioned,
- the address of the site containing the trees,
- a plan of the site showing the exact location of the trees and the trees numbered to correspond with the text,
- the methods or techniques used in the inspections,
- the scientific name, common name, height, canopy spread, trunk diameter at breast height, SULE, landscape significance, and form of each tree,
- discussion of the data collected, which may include information regarding wounds, cavities, cracks, splits, forking, root zone or diseases,
- supporting evidence such a photographs,
- a discussion of all options relating to tree retention or removal, including construction techniques to minimise impacts upon root systems,
- justification for tree removal,
- if required, a tree construction impact statement and recommendations for construction methodology,

- may include root mapping,
- demonstrate compliance with the relevant Australian Standards.

The arborist is to review all architectural and engineering plans, and is to be aware of any and all earthworks proposed on site.

A Landscape Plan is provided. However the proposal provides insufficient landscape treatment. Specifically inadequate replacement canopy tree planting is provided to soften the built form and integrate the development into the landscape character of the locality, to satisfy the landscape controls of Pittwater 21 DCP.

Council's Landscape section has assessed the proposal against the following Pittwater 21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

D10 Newport Locality

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.