

Landscape Referral Response

Application Number:	DA2021/0395
Date:	29/04/2021
Responsible Officer:	Adam Mitchell
Land to be developed (Address):	Lot 5 DP 16260 , 1 Yachtview Avenue 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 application is for alterations and additions to an existing dwelling.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause E4 zone Environmental Living, and the following Pittwater 21 DCP Controls:

- B4.22 Preservation of Trees and Bushland Vegetation,
- C1.1 Landscaping,
- D10 Newport Locality.

The site is located in the E4 Environmental Living zone, requiring development to achieve a scale integrated with the landform and landscape, and to minimise impact on the natural environment, including the retention of natural landscape features and existing trees.

Landscape Plans and a Arboricultural Impact Assessment is provided with the application in accordance with Council's DA Lodgement Requirements.

The Landscape Plan proposes works within the front setback of the property and within the public road reserve land. The proposed landscape encroachment within the road reserve, including planter walling and associated planting are not supported by Landscape Referral based on obstruction to pedestrian access, existing or future utility services, public liability, and ongoing care and management. The proposal to provide one Cabbage Tree Palm within the front setback shall be amended by conditions of consent to include a small native canopy tree, to provide a suitable vegetation option to achieve softening of the built form to satisfy DCP clause C1.1.

The Arboricultural Impact Assessment titled Construction Impact & Management Statement reports on an existing Cedrus street tree within the road reserve, and also vegetation within the road reserve fronting the adjoining property. No arboricultural impact is reported for the existing vegetation within the road reserve fronting the adjoining property. The report recommends the removal of the existing street tree due to the encroachment into the tree protection zone. Landscape Referral no not support the removal of the existing street tree. The proposed works shall be designed to ensure the protection of

the street tree, including removal or realignment of elements that impact the long term viability of the street tree.

The Arboricultural Impact Assessment notes that "It is possible this tree may be retained if the required excavation for the proposed new entry from road reserve to main entry for dwelling does not require the severance of significant diameter (defined as being greater than 50mm in diameter) 'live supporting/structural roots'." This information, by way of a sensitive tree root investigation undertaken by a AQF level 5 Arborist should be provided for assessment.

At this stage Landscape Referral are unable to support the application without further arboricultural information.

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.