

## Landscape Referral Response

<b>Application Number:</b>	DA2023/0951
<b>Date:</b>	01/02/2024
<b>Proposed Development:</b>	Alterations and additions to the Royal Motor Club Broken Bay
<b>Responsible Officer:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 5 DP 4689 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 6 DP 110670 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 262 DP 752046 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 329 DP 824292 , 46 Prince Alfred Parade 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 proposal is not supported with regard to landscape issues.

#### Additional Information Comment 01/02/24:

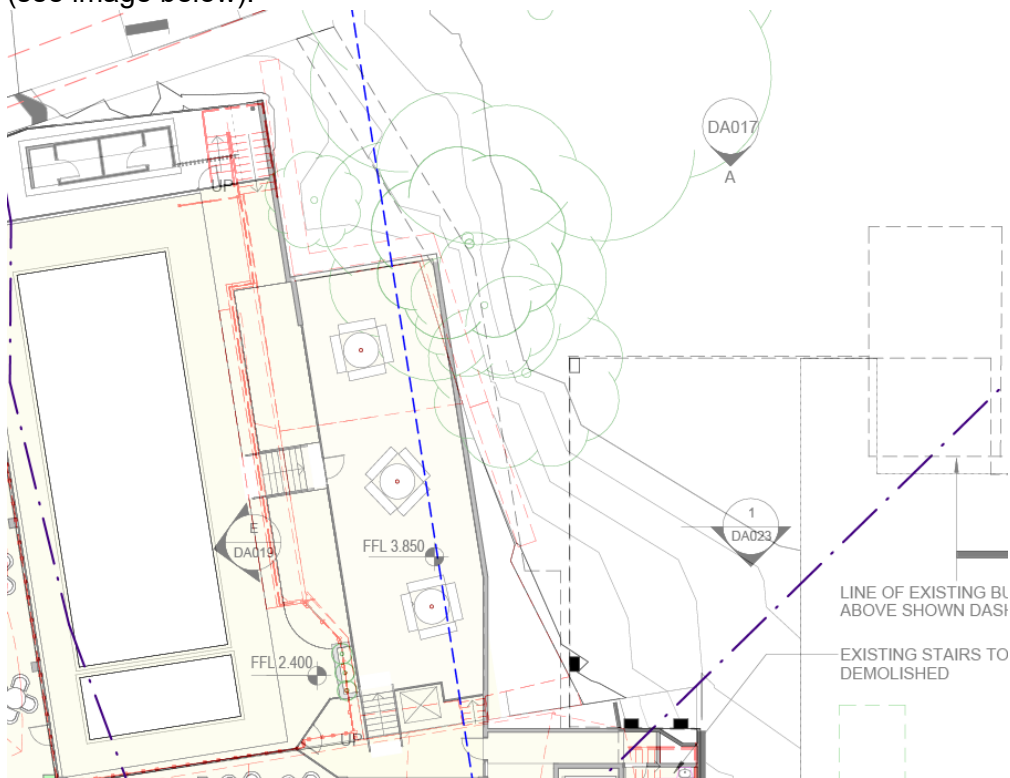
The Arboricultural Impact Assessment (AIA) is noted.

The AIA noted four trees for removal, trees 2, 3, 4, and 5. Tree 5 is exempt by height and as such can be managed or removed at the discretion of the applicant without consent. Tree 3 has been identified as medium significance, in decline, and not worthy of being a material constraint. The AIA identifies trees 2 and 4 as high significance and worthy of being a material constraint. It should be noted that trees 2, 3, and 4 are species from the Pittwater Spotted Gum Forest Endangered Ecological Community, and further comment on this matter is deferred to Council's Bushland and Biodiversity team.

Pittwater DCP Section D10.18 states that the tree canopy shall be maintained and enhanced, and that development is to minimise the impact on existing significant vegetation.

Landscape Referral does not support the removal of trees 2 and 4. An overlay of the drawings Demolition - First Floor Plan (DA004) and Proposed Partial Site - Ground Floor Plan (DA008) shows

that the proposed upper pool terrace area is mainly contained to the existing upper pool terrace area (see image below).



Any new retaining structures shall be wholly contained within the existing footprint of the upper pool terrace area, so as not to disturb existing trees 1, 2, and 4. The proposed service and fire egress pathway is labelled 'indicative location' on the plans. This pathway shall be located and designed in collaboration with the Arborist to ensure trees 1, 2, and 4 can be retained. The Arborist shall provide updated commentary on any design changes and to confirm the retention of trees 2 and 4.

**Original Comment Summary:**

An Arboricultural Impact Assessment was requested and it was noted that the property is identified as Pittwater Spotted Gum Forest EEC.

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.