

Landscape Referral Response

Application Number:	DA2022/1706
Date:	29/11/2022
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot A DP 383227 , 4 Irrubel 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

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan (PLEP) clause C4 zone Environmental Living, and the following Pittwater 21 Development Control Plan (DCP) controls (but not limited to):

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

The site is located in the C4 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, to satisfy the landscape objectives of the C4 Environmental Living zone.

Existing endemic Spotted Gum trees are located upon the property and in proximity to the proposed works. One Spotted Gum is located in close proximity to the proposed new ramp to access the existing deck and one Spotted Gum is located within the proposed deck extension area. Council's DA Lodgement Requirements includes the submission of an Arboricultural Impact Assessment when proposed development is within 5 metres of existing trees and it is unknown what impact the proposed development will occur to the viable condition of the existing trees in proximity to the proposed works.

A Arboricultural Impact Assessment was submitted with a previous development application however the altered scope of proposed works including the new ramp and extended deck present impacts to the existing trees not addressed in the previous report.

To continue with the landscape assessment an Arboricultural Impact Assessment, specific to the proposed works under this application is required.

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.