

Landscape Referral Response

Application Number:	Mod2022/0471
Date:	26/10/2022
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot 1 DP 373531 , 1955 Pittwater Road BAYVIEW NSW 2104

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 application is for modification to development consent DA2019/0154.

Firstly, Landscape Referral notes the importance of easy access to the hydrant; however, more information is required to identify that all other location's have been tested and exhausted. Tree 3 is a highly significant tree in the road reserve, and all highly significant trees (in particular trees which are not situated on the applicants property) should serve as a constraint when considering all design aspects. Landscape Referral raises the following questions:

- the width and extent of the proposed hardstand in the road reserve seems excessive; provide evidence this extent is required,
- provide more information as to why the proposed hydrant location is the only possibility; have all possible location's been tested,
- - can the hydrant be located in front of the bin enclosure (north-east side of the driveway) and hardstand provided to the road on this side, at a suitable width, to provide clear access,
 - if the aforementioned location is not permissible (and evidence provided) can the hydrant be located further to the north-east, adjacent to the pedestrian walkway, and the hardstand reduced to retain the tree (Arborist comment required),
- the 'Landscape Buffer', separating the driveway and the pedestrian walkway in the road reserve, can be removed if it helps the clear access requirements for an alternate hydrant location, and the trees retention.

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.