

Landscape Referral Response

Application Number:	DA2021/0210
Date:	22/03/2021
Responsible Officer:	Kent Bull
Land to be developed (Address):	Lot 11 DP 1226203 , 77 A Myola Road NEWPORT NSW 2106 Lot 2 DP 538888 , 81 Myola Road NEWPORT NSW 2106 Lot 1 DP 538888 , 77 Myola 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

This application is for the demolition and removal of an existing shared driveway, and the construction of a new shared driveway to service four separate dwellings.

Councils Landscape Referral section has considered the application against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP controls:

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D10.13 Landscaped Area - Environmentally Sensitive Land

The Statement of Environmental Effects provided with the application makes note that the proposed works shall not impact, nor necessitate the removal of any protected trees. This is supported by the engineering plan as no trees have been indicated as removed.

Concern is raised regarding the impact of the proposed works on the surrounding trees located in the adjoining properties to the south. The proposed driveway alignment appears to encroach into the Tree Protection Zone's (TPZ), as well as Structural Root Zone's (SRZ) of these trees in adjoining properties. As no Arboricultural Impact Assessment has been provided with the application, it is currently unclear as to the extent of influence the proposed works shall have on these trees. All trees located on adjoining properties shall be protected and retained throughout the life of the development, as the removal and damage of these trees shall not be supported. These trees are required to be protected and retained in accordance with controls B4.22 and D10.13, as key objectives include "to protect and enhance the scenic value and character that trees and/or bushland vegetation provide", as well as to ensure "vegetation is retained and enhance to visually reduce the built form".

Concern is also raised regarding the impacts of demolition and construction on trees and vegetation within the property boundaries, specifically the garden bed to the immediate north of the existing

driveway. Although the proposed works are suspected to have minor impacts on this portion of vegetation, this vegetation provides valuable screening and softening of the built form behind, which is a key objective of controls B4.22, C1.1 and D10.13. If this vegetation is removed or damaged as a result of the works, it shall be required to be replaced in order to satisfy these controls.

In its current form, Landscape Referral cannot support the application due to insufficient information regarding the impacts of the proposed works on existing trees, both within the site and in adjoining properties to the south. It is therefore recommended an Arboricultural Impact Assessment be provided in order to provide further insight into the proposed works and the likely impact it will have on existing trees specifically with regards to TPZ and SRZ encroachments, as well as the expected health and vitality of these trees moving forward. Should additional information be provided, further assessment can be undertaken.

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.