

Landscape Referral Response

Application Number:	DA2022/0850
Date:	06/06/2022
Responsible Officer:	Claire Ryan
Land to be developed (Address):	Lot 13 DP 17229 , 108 Queens Parade East 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 the proposed construction of a new carport, driveway and front fence, as described and illustrated in the Reports and Plans.

Council's Landscape Referral section have assessed the application against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP controls (but not limited to):

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

The existing property contains established managed garden with no native trees. Existing native trees within property 110 Queens Parade East are located in proximity to the proposed carport and hardstand. It is noted that the existing hardstand of paving is a natural barrier to significant root growth and the existing trees are in the early stages of development. No Arboricultural Impact Assessment is provided to determine impacts to the existing trees within adjoining property including root and canopy loss from the proposed works. Under Council's DA Lodgement Requirements, an Arboricultural Impact Assessment report is required when development works are located within 5 metres of existing trees. Additionally existing street trees shall be preserved and the report shall address impacts from the proposed front fence works and protection requirements including tree protection fencing and construction exclusion zones.

An Arboricultural Impact Assessment is required to continue the Landscape Referral assessment.

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.