

Landscape Referral Response

Application Number:	Mod2021/0929
Date:	22/12/2021
Responsible Officer:	Julie Edwards
Land to be developed (Address):	Lot 12 DP 16029 , 23 Grandview Drive 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 proposed modification includes regrading of the existing driveway, widened parking area, extending into the road reserve, and tree removal.

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

I B4.22 Preservation of Trees and Bushland Vegetation

I C1.1 Landscaping

I D10.13 Landscaped Area - Environmentally Sensitive Land

I B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community

Pittwater Local Environmental Plan (PLEP)

I 7.6 Biodiversity Protection

Comments from Council's Bushland and Biodiversity section concerning the environmental sensitivity of the land and the need for a BAM report to be provided are noted.

In addition to the trees indicated for removal, it is likely that excavation will impact other trees adjacent to the driveway. An Arborist's Report prepared by a Consulting Arborist with minimum qualifications AQF Level 5 is required to identify all trees adjacent to the works and assess the impacts of the proposal, which, as referred to above, are likely to be greater than indicated on the plans.

At this stage, the proposal is not supported with regard to landscape issues.

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.