

Landscape Referral Response

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| Application Number: | DA2023/0938 |
| Date: | 25/07/2023 |
| Proposed Development: | Alterations and additions to a dwelling house |
| Responsible Officer: | Jordan Howard |
| Land to be developed (Address): | Lot 98 DP 16029 , 6 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

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 (PDCP) 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.

It is noted that the landscape area requirement is deficient as existing and this is further reduced by the proposed development, and this matter shall be determined by the Assessing Planning Officer.

The property contains one small native *Pittosporum* tree at the front boundary and two native Cabbage Tree Palms at the rear, and contrary to the plans indication that the palm trees may be removed without consent it is Landscape Referral's opinion that these are native Cabbage Tree Palms. No other trees are found within the property. The proposed landscape works at the rear include proposed retaining walls in close proximity to the two Cabbage Tree Palms and the proposal will impact both trees. No arboricultural assessment is provided by the applicant as identified under Northern Beaches Council's DA Lodgement Requirements and should the application be approved, Landscape Referral require the two Cabbage Tree Palms to be relocated, to maintain the C4 zone landscape objectives and C1.1 control requirements. Conditions shall be imposed.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Transplanting Methodology Plan

A Transplanting methodology plan, prepared by an Arborist with AQF minimum Level 5 qualifications in arboriculture, shall be documented to demonstrate the requirement for transplanting the two Cabbage Tree Palms located at the rear of the property, including:

- a) preparation of the trees/palms to be transplanted,
- b) transplanting methodology and installation works, with location to be in close proximity to existing location,
- c) post-transplanting care and duration,
- d) ongoing maintenance program,
- e) replacement strategy if transplanting fails in the long term.

The Transplanting methodology plan is to be submitted to the Certifier for approval prior to issue of a Construction Certificate.

Reason: Tree protection.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Condition of Retained Vegetation

Prior to the issue of an Occupation Certificate, a report prepared by an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture shall be submitted to the Principal Certifier, assessing the health and impact on relocated two Cabbage Tree Palms, including the following information:

- a) compliance to any Arborist recommendations for tree relocation generally,
- b) extent of damage sustained by vegetation as a result of the relocation works,
- c) any subsequent remedial works required to ensure the long term retention of the Cabbage Tree Palms.

Reason: Tree protection.