

Landscape Referral Response

Application Number:	DA2023/0951
Date:	28/09/2023
Proposed Development:	Alterations and additions to the Royal Motor Club Broken Bay
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 5 DP 4689 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 6 DP 110670 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 262 DP 752046 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 329 DP 824292 , 46 Prince Alfred Parade 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 proposal is not supported with regard to landscape issues.

Council's Landscape Referral staff have assessed the proposal against Pittwater Local Environment Plan zone B7 Business Park and the following Pittwater 21 DCP controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C2.1 Landscaping
- D10 Newport Locality

The plans show demolition and new works in close proximity to existing trees. These works include walling/fencing, the refurbishment of the pool terrace, and the construction of the new service and fire egress pathway. Northern Beaches Council's Development Application Lodgement Requirements outlines that any works within 5 metres of existing trees requires the submission of an Arboricultural Impact Assessment. An Arboricultural Impact Assessment, prepared by an Arborist with minimum AQF Level 5 in arboriculture, is required to determine the existing trees significance, what impact the proposed works will have to existing trees and the appropriate tree protection measures. It shall be noted that the property is identified as Pittwater Spotted Gum Forest EEC.

Landscape referral can continue their assessment upon receipt of an Arboricultural Impact

Assessment that identifies all trees in the vicinity of the works.

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.