

Landscape Referral Response

Application Number:	DA2019/0187
Date:	23/05/2019
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot 150 DP 225585 , 76 Herbert Avenue 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, in terms of impact upon the upon existing vegetation, requires further detailed information to support the application.

Council's Landscape section has assessed the proposal against the following Pittwater21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

C4.7 Subdivision - Amenity and Design

A Arboricultural Impact Assessment is provided that determines all existing vegetation within the site to be removed or retained based on the indicative building layout and driveway access.

There are existing trees (identified in the Arboricultural Impact Assessment as trees 115, 116 and 128) that are assessed as of High retention value, yet the indicative building layout is in close proximity, thus potentially creating resident demand in the future to remove the trees should this subdivision building layout be approved.

There is scope for the building layout to be altered to ensure the protection of the High retention value trees, as required by B4.22 and C1.1. An amended site plan layout is required that considers setback of the building in terms of the structural root zone (SRZ) and the tree protection zone (TPZ), and minimise the impact upon significant trees that shall be retained.

Without such change, Landscape can't support the application in its current form.

Referral Body Recommendation

Recommended for refusal

Refusal comments

DA2019/0187

Recommended Landscape Conditions:

Nil.