

Landscape Referral Response

Application Number:	DA2021/1682
Date:	27/09/2021
Responsible Officer:	Kent Bull
Land to be developed (Address):	Lot 171 DP 709495 , 14 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 for a carport, storage and lift addition to the frontage of an existing dwelling. The proposed carport and storage area occupies an existing hardstand area.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause E4 zone Environmental Living, 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 site is located in the E4 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 E4 Environmental Living zone.

The proposal includes an external area beyond the proposed workshop that is not documented in the plans and graphically indicates retaining walling and pavement in close vicinity to a large Spotted Gum. No arboricultural information is provided on the impact to the Spotted Gum from the proposed works including changes in level and encroachment into the tree protection and structural root zone, that may adversely impact upon the condition of the existing tree. The Survey as provided with the application indicates this area as undisturbed natural ground, hence from the provided information, excavation near the existing tree is anticipated.

Landscape Referral are unable to continue the assessment without issue of a Aboricultural Impact 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.