

## Landscape Referral Response

<b>Application Number:</b>	DA2018/2060
<b>Date:</b>	25/02/2019
<b>Responsible Officer:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	Lot 163 DP 13457 , 43 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

A Landscape Plan and a Arboricultural Impact Assessment is provided as required to assess this development proposal.

The landscape proposal, in it's current form, is not supported on the basis that significant canopy trees, assessed as exhibiting high significance, may be impacted by the proposed carport and dwelling.

The Arboricultural Impact Assessment recommends root mapping prior to commencement to determine the location of existing roots that may be impacted by the carport and dwelling construction. This approach is not acceptable, as the resultant root mapping may determine that the existing trees will not survive excavation and construction activity.

As such insufficient information is provided to provide certainty on the likelihood of retention of the existing trees of high significance: T1 - Spotted Gum (located on neighbour's property): T2 - Spotted Gum; and T19 - Spotted Gum.

Root mapping is required to test and justify the proposal succeeding without a negative impact to the existing trees.

The opportunity exists for re-design of the proposed carport and dwelling to restrict any incursion into the structural root zone (SRZ) and the tree protection zone (TPZ).

B4.22 and C1.1 of the Pittwater DCP21 requires that existing trees of significance shall be preserved and that development shall incorporate the retention of such valuable native canopy trees.

### Referral Body Recommendation

Recommended for refusal

### Refusal comments

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**Recommended Landscape Conditions:**

Nil.