

## Landscape Referral Response

<b>Application Number:</b>	DA2021/1802
<b>Date:</b>	12/10/2021
<b>Responsible Officer:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot 10 DP 233448 , 11 Bertana Crescent WARRIEWOOD NSW 2102

### 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 development application is for alterations and additions to an existing dwelling, including the alteration of deck, addition of rumpus below the deck and addition of access stair in the family room.

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
- D 14 Warriewood 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.

Proposed development works are within 5 metres of an existing Gum tree and as required under Council's DA Lodgement Requirements, a Arboricultural Impact Assessment shall be submitted to address the impact of the development upon the existing Gum. The existing Gum is currently located adjacent to above ground decking and stairs and subsequently the proposed Rumpus Room construction requiring excavation may impact upon the existing Gum. Additionally a planter wall is proposed near the Gum trunk.

Landscape Referral are unable to continue with the assessment until the assessment of impacts to the existing Gum is submitted, including any recommended tree protection measures. A sensitive tree root investigation undertaken by a qualified arborist will assist in the assessment of impacts and recommendations for proposed surface treatments or location of isolated footings.

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.