

Landscape Referral Response

Application Number:	DA2022/0962
Date:	28/06/2022
Responsible Officer:	Brittany Harrison
Land to be developed (Address):	Lot 83 DP 618704 , 19 Mons Road NORTH BALGOWLAH NSW 2093

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 the existing dwelling, including a swimming pool, driveway, and associated works, as described and illustrated in the reports and plans.

The application is assessed by Landscape Referral against Warringah Local Environmental Plan 2011 and the following Warringah Development Control Plan 2011 controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation and E2 Prescribed Vegetation

Landscape Referral raises concerns that trees will be impacted by the proposed works, and in particular;

- Impact of the additional pavement adjacent to the neighbouring trees along the southern property boundary,
- Impact of the pool construction on the neighbouring trees adjacent to the southern property boundary,
- Any proposed excavation, fill or regrading works within the tree protection zone of existing trees,
- Impact of the driveway works on existing trees.

As per the Northern Beaches Council Development Application lodgement requirements, an Arboricultural Impact Assessment, prepared by a qualified AQF5 (or higher) Arborist, must be submitted when works are proposed within 5 metres of a tree irrespective of property boundaries.

To continue the Landscape Referral an Arboricultural Impact Assessment must be undertaken to assess the impact of the works on all trees to be retained, not limited to the concerns raised in this referral.

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.