

Landscape Referral Response

Application Number:	DA2022/0630
Date:	17/06/2022
Responsible Officer:	Maxwell Duncan
Land to be developed (Address):	Lot 12 DP 6143 , 52 Pitt Road NORTH CURL CURL NSW 2099

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 demolition works and construction of a new dwelling, including a swimming pool and spa, 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

Council does not support the removal of native street trees if it is deemed alternative design solutions are possible. The use of the existing driveway footprint is recommended to enable retention of the street trees.

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.