

## Landscape Referral Response

<b>Application Number:</b>	DA2021/0398
<b>Date:</b>	22/04/2021
<b>Responsible Officer:</b>	Nick Keeler
<b>Land to be developed (Address):</b>	Lot A DP 341278 , 90 Lawrence Street FRESHWATER NSW 2096

### 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 construction of a secondary dwelling.

The application is assessed by Landscape Referral against Warringah Development Control Plan 2011, including but not limited to the following clauses:

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

The proposal includes the removal of three existing trees over 5 metres in height as shown on the Survey Plan within the rear of the property. No information is provided in the Statement of Environmental Effects determining if these trees are prescribed trees (ie protected under the DCP) or are Exempt Species. Requests for tree removal shall be accompanied by a Arboricultural Impact Assessment report in accordance with Northern Beaches Council's Development Application Requirements, and this is the responsibility of the applicant.

Additionally, a large Norfolk Island Pine exists mid block and a Tree Protection Plan shall be included in the Arboricultural Impact Assessment report to provide recommendations for tree protection measures such as tree protection fencing during all construction stages as a minimum.

It is noted that the area at the rear not surveyed includes rock outcrops, and with the removal of the three existing trees as proposed, replacement planting within the 5 metre rear setback is unlikely to be achieved and residential privacy to open space areas will rely on the steep change in land levels. No Landscape Plan is included to indicate replacement for the existing trees proposed for removal.

At this stage Landscape Referral are unable to continue the assessment without the information as listed above.

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.