

## Landscape Referral Response

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| <b>Application Number:</b>             | DA2025/0601   |
| <b>Date:</b>                           | 06/06/2025  |
| <b>Proposed Development:</b>           | Demolition works and construction of a dual occupancy (detached) including a swimming pool and strata subdivision |
| <b>Responsible Officer:</b>            | Lachlan Rose  |
| <b>Land to be developed (Address):</b> | Lot 1 DP 214562 , 2 Bardoo Avenue 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 application as described in reports and as illustrated on plans is assessed by Landscape Referral against Warringah Local Environmental Plan 2011 (WLEP) and the following Warringah Development Control Plan 2011 (WDCP) controls (but not limited to): D1 Landscaped Open Space and Bushland Setting; E1 Preservation of Trees or Bushland Vegetation; and E2 Prescribed Vegetation.

An Arboricultural Impact Assessment (AIA) and Landscape Plans accompany the application and are assessed as part of this Landscape Referral.

The AIA report recommends retention of all identified existing trees. There are proposed development works (building construction and driveway construction) requiring excavation in proximity to existing trees identified as T2 (Scribbly Gum) within the property, and between T4 and T5 (both Brushbox) within the road reserve verge, and the AIA report recommends "root investigations must therefore be undertaken to determine if the tree is retainable with the current proposal". Unknown impacts are not supported, and Landscape Referral require assessment based on definitive investigations and recommendations for tree protection measures without doubt. As such to continue the referral assessment a sensitive tree root investigations shall be submitted that is definitive in assessment of impacts to tree retention capabilities or otherwise tree sensitive construction techniques to be utilised.

The Landscape Plans are noted including new tree planting within the front setback of house 1, however house 2 is devoid of tree planting within the front setback to assist with satisfying the landscape objectives of WDCP D1 where the landscape scheme is to provide for landscaped open space with dimensions that are sufficient to enable the establishment of trees of a size and density to mitigate the height, bulk and scale of the building; amongst other objectives.

Additional information is required to address the concerns raised.

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.