

Landscape Referral Response

Application Number:	DA2022/0857
Date:	17/06/2022
Responsible Officer:	Alex Keller
Land to be developed (Address):	Lot 2 DP 246690 , 28 Goondari Road ALLAMBIE HEIGHTS NSW 2100

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 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 these concerns;

- More information is required in the Arboricultural Impact Assessment, and in particular for the impact to the trees in the front setback adjacent to the existing carport. The proposed garage level will require excavation works around these trees and no assessment has been made in the Arboricultural Impact Assessment.
- If approved, the proposed dwelling will be within 2 metres of a large tree in the rear setback, therefore its removal would become exempt. No information is provided in the Arboricultural Impact Assessment outlining the species of this tree or the impact the proposed works will have. This tree is proposed to be retained and as such the proposed dwelling should be a minimum of 3 metres from the trunk. All trees in the rear setback, which may be impacted by demolition or the proposed works, shall be assessed in the Arboricultural Impact Assessment.
- To facilitate a successful landscape outcome for the applicant and southern neighbour, screen planting is required adjacent to the pool, however no setback along the southern boundary is proposed.

To continue the Landscape Referral, more information is required.

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.