

Landscape Referral Response

Application Number:	DA2022/1984
Date:	05/12/2022
Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot 45 DP 15318 , 42 Bix Road DEE WHY 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 proposal is not supported with regard to landscape issues.

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

Landscape Referral cannot support the application in its current form due to the following concerns:

- Please provide a plan, prepared by the Arborist, which identifies all existing trees by number,
- Please ensure the tree numbers in the Arboricultural Impact Assessment are correctly numbered in each section as it appears some conflicting information is provided (in particular information regarding trees 1 and 3),
- A non-destructive tree root investigation has been recommended by the Arborist for what is presumed to be the existing street tree and as such this investigation shall be completed by the Arborist prior to further assessment. Should the Arborist's findings require design changes to the driveway, the advice shall be adopted and amended plans provided.

Landscape Referral can continue the assessment upon receipt of further information.

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.