

Landscape Referral Response

Application Number:	DA2021/0439
Date:	28/05/2021
Responsible Officer:	Julie Edwards
Land to be developed (Address):	Lot 173 DP 224239 , 16 Amaroo Avenue ELANORA HEIGHTS NSW 2101

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 indicated to comprise excavation and construction of a new garage, stairs and upper terrace.

Councils Landscape Referral section has considered the application against the Pittwater Local Environment Plan, noting that the site is within Zone E4 Environmental Living, and the following Pittwater 21 DCP controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

D5.9 Landscaped Area - Environmentally Sensitive Land

D5.14 Scenic Protection Category One Area

The proposed garage construction requires excavation of existing levels. The Garage floor level is indicated to be at RL73.47. Reconstruction of portions of the existing driveway will also be required to enable transition to this lower level.

The proposed excavations for the works are located within the calculated Structural Root Zone of a mature *Angophora costata* in the front yard of the site. (As calculated under AS4970-2009 Protection of trees on development sites). The tree is indicated for retention on the plans.

No Arborist's Report assessing impacts was noted with the documentation viewed. The volume of root area affected by the excavations is considered Major (as defined in AS4970) and removal of structural roots is likely to significantly destabilise the tree.

An Arborist's Report prepared by a Consulting Arborist with minimum qualifications AQF Level 5 is required to assess the health of and impacts on the tree and measures required to enable retention of the tree.

At this stage, the proposal is not supported with regard to landscape issues due to insufficient information to enable proper assessment.

If additional information is provided, further assessment can be undertaken.

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.