

Landscape Referral Response

Application Number:	DA2022/0859
Date:	17/06/2022
Responsible Officer:	Nick Keeler
Land to be developed (Address):	Lot B DP 407734 , 6 Ellis Road BEACON HILL 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 alterations and additions to the existing dwelling, a new garage and driveway, 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

No Arboricultural Impact Assessment is included in the application. Trees are located along the southern boundary, in the neighbouring property, which are within 5 metres of proposed works. As per the Northern Beaches Council DA Lodgement Requirements, an Arboricultural Impact Assessment is required when works are proposed within 5 metres of a tree irrespective of property boundaries. It is noted an existing retaining wall runs along the southern boundary from the front of the property to the rear of the dwelling, however the excavation required for the proposed garage is considerable and is within the tree protection zone of the neighbouring trees. Furthermore, the excavation required for the pool is opposite two other trees in the southern neighbours property. Finally, the retaining wall and fill works in the north-western corner of the property are in close proximity to a tree in the northern neighbours property.

To continue the Landscape Referral, an Arboricultural Impact Assessment shall be included in the application assessing all impacts to trees from the proposed works.

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.