

## Landscape Referral Response

<b>Application Number:</b>	DA2021/0341
<b>Date:</b>	20/04/2021
<b>Responsible Officer:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot A DP 364385 , 205 Headland Road NORTH CURL CURL 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

Additions are inclusive of new decking at the rear of the proposed alongside a new swimming pool, as well as widening of the existing driveway.

Councils Landscape Referral section has considered the application against the Warringah Local Environment Plan, and the following Warringah DCP 2011 controls:

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation

The Statement of Environmental Effects provided with the application notes that no existing trees are to be removed or detrimentally impacted as a result of the proposed development. This is supported by the Architectural Plans provided as no existing trees are noted for removal.

Concern is raised with the above statement as the proposed driveway widening is expected to encroach well into the Tree Protection Zone (TPZ) as well as the Structural Root Zone (SRZ) of an existing tree located within the road reserve to the west of the existing driveway. As this tree is located within the road reserve it is required to be protected and retained accordingly. Any damage to both the short-term and long-term health of this tree would not be supported, as this tree provides valuable built form mitigation, a key objective of control D1. In addition, the retention of this tree is vital to satisfy control E1, as key objectives of this control include "to protect and enhance the urban forest of the Northern Beaches", as well as "to protect and enhance the scenic value and character that trees and/or bushland vegetation provide". It is therefore recommended that the proposed driveway widening be removed, ensuring this existing tree is safely retained. Alternatively, an Arboricultural Impact Assessment may be provided with the application identifying the proposed works and the expected impacts on this existing tree. If the Arboricultural Impact Assessment can identify how this tree can successfully be retained without impacts to both the short-term and long-term health of this tree, the proposed widening would be supported. It is worth noting no Arboricultural Impact Assessment has been provided with the application.

No further landscape concerns are raised with the application.

The landscape component of the proposal is therefore not supported due to insufficient information provided regarding how the existing tree in the road reserve is to be retained. It is recommended that amended Architectural Plans be provided showing the proposed driveway widening removed, or alternatively an Arboricultural Impact Assessment may be submitted. This Arboricultural Impact Assessment shall identify the proposed works and the likely impact they will have on this existing tree and should no detrimental effects on the short-term and long-term health be expected, the proposed widening would be supported.

Upon receipt of the required documents, further assessment can be made.

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.