

## Landscape Referral Response

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| <b>Application Number:</b>             | DA2022/0673  |
| <b>Date:</b>                           | 17/05/2022   |
| <b>Responsible Officer:</b>            | Adam Croft   |
| <b>Land to be developed (Address):</b> | Lot 28 DP 203735 , 16 Coster Street FRENCHS FOREST<br>NSW 2086 |

### 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 construction of a secondary 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

Landscape Referral raises concerns that trees will be impacted by the proposed secondary dwelling and associated driveway works. As per the Northern Beaches Council Development Application lodgement requirements, an Arboricultural Impact Assessment, prepared by a qualified AQF5 (or higher) Arborist, must be submitted when works are proposed within 5 metres of a tree irrespective of property boundaries.

To continue the Landscape Referral an Arboricultural Impact Assessment must be undertaken to assess the impact of the works on trees to be retained.

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.