

## Landscape Referral Response

<b>Application Number:</b>	DA2021/0514
<b>Date:</b>	07/05/2021
<b>Responsible Officer:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 1 DP 1199598 , 28 Stuart Street COLLAROY NSW 2097

### 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 be for demolition of existing structures and construction of a new dwelling and secondary dwelling.

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

D1 Landscape Open Space and Bushland Setting

E1 Preservation of Trees or Bushland Vegetation

No Arborist's Report was sighted with the application. Concern is raised regarding impacts on mature trees located on the adjoining property at No. 30 Stuart St.

The southern elevation indicates that cut of up to 2m is proposed adjacent to the boundary. Preliminary calculations indicate that the dwelling and excavation are located within the structural root zone of trees on the adjoining property, potentially destabilising the trees and causing their decline as a result of the works.

An Arborist's Report prepared by a Consultant Arborist with minimum qualifications AQF Level 5 is required to be provided to address impacts on the trees and mitigating measures to ensure an acceptable level of impact on the trees is achieved.

At this stage the proposal is not able to be supported with regard to landscape issues. If further information is provided, additional 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.