

Landscape Referral Response

Application Number:	DA2023/1000
Date:	10/08/2023
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool and double garage.
Responsible Officer:	Dean Pattalis
Land to be developed (Address):	Lot 79 DP 232295 , 22 Birrong Avenue BELROSE NSW 2085

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 not supported with regard to landscape issues.

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

Significant excavation is proposed along the south-western property boundary, in the front setback, for the driveway, garage and OSD tank which is within 5 metres of an existing tree in the neighbouring property. Northern Beaches Council's Development Application Lodgement Requirements outlines that any works within 5 metres of existing trees, irrespective of property boundaries, requires the submission of an Arboricultural Impact Assessment. An Arboricultural Impact Assessment, prepared by an Arborist with minimum AQF Level 5 in arboriculture, is required to determine what impact the proposed works will have to existing trees and outline the appropriate tree protection measures. In this instance a non-destructive tree root investigation may be required (at the direction of the Arborist) to determine whether or not tree roots have spread under the existing masonry wall along the south-western common boundary.

Landscape Referral can continue the assessment upon receipt of further information.

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.