

Landscape Referral Response

Application Number:	DA2024/0425
Date:	02/05/2024
Proposed Development:	Alterations and additions to a dwelling house
Responsible Officer:	Dean Pattalis
Land to be developed (Address):	Lot 1 DP 33000 , 11 Veterans Parade COLLAROY PLATEAU 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 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

Landscape Referral is generally supportive of the proposal; however, the Arboricultural Impact Assessment (AIA) identifies major tree protection zone encroachment for the street trees 2, 3, and 4. The Arborist has recommended non-destructive tree root investigations to determine the affect of the proposed excavations on these trees, and these investigations will need to be completed before any further comment can be provided.

Landscape Referral can continue their assessment once non-destructive tree root investigations (as recommended in the AIA) are completed for trees 2, 3, and 4. Any advice from the Arborist shall be incorporated into amended designs as required.

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.