

## Landscape Referral Response

<b>Application Number:</b>	DA2019/0411
<b>Date:</b>	10/07/2019
<b>Responsible Officer:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	<p>Lot 1 DP 209019 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 229795 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 365898 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 918786 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 13 DP 5876 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 14 DP 5876 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 15 DP 5876 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 17 DP 3674 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 2 DP 208793 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot B DP 311452 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 2 DP 209019 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 947905 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p>

### 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 consists of alterations and additions to an existing school including the construction of a new single storey performance hall. The current plans for the new single storey performance hall requires the removal of valuable existing trees on site located on the periphery to adjoining residential properties.

The existing Brushbox trees proposed for removal are part of a row of Brushbox trees along the north-east boundary. Brushbox trees have historically being planted in Sydney to provide shade along road

corridors, and within recreational open space and school grounds for the wonderful shade provided during outdoor activities.

In terms of landscape outcome, the proposal is not supported as it fails to achieve the landscape requirements of Warringah DCP 2011, clause D1 Landscaped Open Space. The stated objectives of the clause are to conserve and enhance vegetation to mitigate bulk and scale of development. The removal of three large Brushbox trees (identified in the Arboricultural impact Assessment as A01, A02 and A03) along the north-east boundary disturbs the landscape amenity enjoyed by vegetation including reducing built form and providing visual separation to adjoining residential properties.

The existing Brushbox trees A01, A02, and A03 are assessed as exhibiting good health and canopy density, and providing landscape and visual significance. The recommendation for removal is based on the footprint location only and not the health nor condition of the trees. As such it is considered that an alternative location for the new single storey performance hall is the best landscape outcome.

The building footprint is able to be relocated and realigned southward away from the north-east boundary to a distance to preserve the existing Brushbox trees A01, A02, and A03. This distance should respond to the assessment of a feasible encroachment into the tree protection zone.

The retention of the Brushbox trees A01, A02, and A03 maintains the significant landscape and visual amenity to the site and surrounding residential properties. The loss of A07 Cheese Tree, instead of A01, A02, and A03, to allow the relocation and realignment of the proposed Hall represents a reduced landscape site amenity loss.

### **Referral Body Recommendation**

Recommended for refusal

### **Refusal comments**

### **Recommended Landscape Conditions:**

Nil.