

## Landscape Referral Response

<b>Application Number:</b>	DA2021/0370
<b>Date:</b>	19/04/2021
<b>Responsible Officer:</b>	Clare Costanzo
<b>Land to be developed (Address):</b>	Lot 2 DP 246696 , 13 Kinsdale Close KILLARNEY HEIGHTS NSW 2087

### 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

This application is for the alterations and additions to an existing residential dwelling. Alterations include the replacement of an existing window on the first floor with a new sliding door, with additions inclusive of deck extensions to both the ground floor and first floor, new roof over the proposed deck as well as a new swimming pool.

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

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation

The Architectural Plans provided with the application indicate that one tree is to be removed as a result of proposed pool location. It should be noted that the Statement of Environmental Effects provided with the application does not make reference to existing vegetation located on the site, specifically trees located at the rear of the dwelling adjacent to the western boundary.

According to the Site Survey provided with the application, this tree proposed for removal is 6m tall. It is worth noting that the Site Survey indicates an additional two trees are located adjacent to this tree, both of which are also 6m tall, however these have not been identified on the Architectural Plans. The species of all three of these trees has not been identified and it is currently unclear if they are exempt species or not. All three of these trees would be heavily impacted by the proposed works, and would necessitate removal based on the current design provided.

It is recommended that an Arboricultural Impact Statement be provided with the application in accordance with Council's DA Lodgement Requirements, identifying the species of these trees, and their associated landscape significance and retention values. As these trees are greater than 5m in height, they are required to be protected and retained, unless they are identified as exempt species. If these trees are exempt and are removed to allow for the proposed pool, it is necessary to retain existing screen planting along the southern boundary to provide privacy between the neighbouring

properties. The retention of this screen planting is vital to satisfy control D1, as key objectives of this control include "to enhance privacy between buildings". If these three trees are not exempt species, it is recommended that an alternative design be sought, exploring the relocation of the proposed pool away from the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) of these trees. The retention of these trees is necessary to satisfy control E1, as key objectives of this control include "to protect and enhance the urban forest of the Northern Beaches", as well as "to promote and enhance the scenic value and character that trees and/or bushland vegetation provide".

In its current form, the landscape component of the proposal is not supported due to proposed tree removal at the rear of the property. It is recommended that an Arboricultural Impact Assessment be provided with the application in accordance with Council's DA Lodgement Requirements, identifying the species of trees impacted by the proposed works, as well as their associated landscape value and significance. Should these trees not be exempt species, it is recommended that an alternative design be sought ensuring these trees are protected and retained. Upon receipt of the required documents, further 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.