

Landscape Referral Response

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| Application Number: | DA2021/2149 |
| Date: | 03/12/2021 |
| Responsible Officer: | Anne-Marie Young |
| Land to be developed (Address): | Lot B DP 377414 , 2 Tourmaline Street NARRABEEN NSW 2101 |

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 application seeks approval for construction of a new dwelling.

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

| D1 Landscaped Open Space and Bushland Setting

| E1 Preservation of Trees or Bushland Vegetation

| E4 Wildlife Corridors

The site is currently vacant. One *Araucaria heterophylla* (Norfolk Island Pine) is located on the site. The tree is indicated on the Survey Plan as being 16m height and 8m spread.

The tree is a significant element in the landscape and its retention as indicated on the plans is supported.

No Arborist's report was submitted with the application indicating the extent of impact and the ability of the development to retain the tree.

It is apparent that excavation for the Lower Ground Floor and required piling for coastal erosion protection is located within the Tree Protection Zone and Structural Root Zone of the tree. The Survey Plan indicates existing levels of between RL7.50 and RL8.50 around the tree. The Lower Ground Floor is proposed to be at RL 6.33

Such excavation is unlikely to enable retention of the tree and as such, the proposal is not supported with regard to landscape issues.

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.