

Landscape Referral Response

Application Number:	DA2021/0299
Date:	21/04/2021
Responsible Officer:	Catriona Shirley
Land to be developed (Address):	Lot 9 DP 220938 , 160 Parr Parade BEACON HILL NSW 2100

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 for construction of a swimming pool and associated landscape works.

The application is assessed by Landscape Referral against Warringah Development Control Plan 2011, including but not limited to the following clauses:

- D1 Landscaped Open Space and Bushland Setting
- D16 Swimming Pools and Spa Pools
- E1 Preservation of Trees or Bushland Vegetation
- E6 Retaining unique environmental features

The proposed works are located at the rear of the property over land that falls sharply to the the rear boundary. The pool is located at natural ground level between dwelling and pool, sits upon the existing rock outcrop and then the land falls significantly to the rear boundary, such that the pool level is higher than adjoining property. An existing large Agonis sp tree is located at the common boundary between the proposed pool and adjoining property, and the proposed pool does not impact the existing tree due to the presence of the existing rock outcrop that limits root growth to the available natural ground levels.

The Survey appears to locate the existing Agonis tree on common boundary. Along the common boundaries proposed retaining walls and fencing are located within the tree protection zone of the Agonis tree, and no Arborist Report is provided to determine the impact to the Agonis tree nor provide construction recommendations or recommended tree protection measures. Councils' Development Application Lodgement Requirements requires an Arborist Report for proposed works within 5 metres of prescribed trees under the DCP (ie. 5 metres in height or taller).

Any works on common boundaries require Owners Consent from the adjoining owner.

A Landscape Plan is provided and is acceptable subject to clarification of the impact to existing trees and subject to species substitution of the Rhapiolepis species.

At this stage Landscape Referral are unable to continue with the assessment until an Arborist Report is

provided.

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.