

Landscape Referral Response

Application Number:	DA2023/1426
Date:	17/10/2023
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Responsible Officer:	Claire Ryan
Land to be developed (Address):	Lot 40 DP 26441 , 1 Harewood Place WARRIEWOOD NSW 2102

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.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause C4 zone Environmental Living, and the following Pittwater 21 DCP controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D14 Warriewood Locality

The site is located in the C4 Environmental Living zone, requiring development to achieve a scale integrated with the landform and landscape, and to minimise impact on the natural environment, including the retention of natural landscape features and existing trees, to satisfy the landscape objectives of the C4 Environmental Living zone.

The Arboricultural Impact Assessment states "*Non-destructive root investigations will be required for three (3) trees, including tree 7, 8 and 12 (all located within adjoining properties). Non-destructive root investigations will be required along the alignment of the proposed retaining wall construction within the TPZ of each tree to determine the impact to the root system of each tree...Design modifications may be required following the findings of the root investigations.*" Neighbouring trees 7, 8 and 12 all suffer major tree protection zone encroachment (36%, 35% and 44% respectively) which is not permissible. Non-destructive tree root investigations shall be undertaken as recommended by the Arborist, and in accordance with section 10.11 of the Arboricultural Impact Assessment. Any design amendments required will be informed by these investigations.

Landscape Referral can continue their assessment upon receipt of further information.

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.