

Landscape Referral Response

Application Number:	DA2022/2248
Date:	18/01/2023
Proposed Development:	Alterations and additions to a dwelling house including a carport and shed
Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot 26 DP 248766 , 4 Jumbunna Place TERREY HILLS NSW 2084

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 is for the proposed construction of a carport, driveway, deck and shed. The proposed shed is in close proximity to existing trees, including within adjoining properties. No Arboricultural Impact Assessment Report is submitted with the application and this is to be provided under Council's DA Lodgement Requirements "when works are proposed within 5.0m of a tree irrespective of property boundaries".

Impacts to prescribed trees within the property are not permitted unless no design alternative is available or the tree is deemed with a medium to high retention value. No impact to trees within adjoining properties is permitted regardless of species type. Alternatively the proposed shed may be relocated further away from existing trees.

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.