

Landscape Referral Response

Application Number:	Mod2018/0327
Date:	23/07/2019
Responsible Officer:	David Auster
Land to be developed (Address):	Lot 20 DP 632081 , 79 Cabbage Tree Road BAYVIEW NSW 2104

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 seeks to modify development consent 82/149. The proposed modification will involve the construction of 10 at-grade car parking spaces adjacent to an existing concrete access road servicing the existing retirement facility.

The assessment of existing impacts of development to existing trees is contained to the five trees within the arboricultural impact assessment. There are many more trees within five metres of development that require assessment, and this shall be provided in an amended arboricultural impact assessment report. The Northern Beaches Council's DA Lodgement requirement determines that trees within 5.0m of works shall be reported upon.

As the report stands, Landscape accepts the arboricultural impact assessment for removal of T3 and T4 due to their low retention value, subject to replacement tree planting, and accepts that T1 will not be impacted by the works, subject to arboricultural attendance and recommendations on site.

Additionally, further information by way of a sensitive root investigation, is required to definitely assess the impact upon existing trees T2 and T5 from excavation and construction works.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.