

Landscape Referral Response

Application Number:	DA2023/0652
Date:	15/06/2023
Proposed Development:	Construction of a dwelling house
Responsible Officer:	Jordan Howard
Land to be developed (Address):	Lot 26 DP 236548 , 4 Bellara Avenue NORTH 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 consent for construction of a dwelling house.

The site is noted to have been the subject of a planning Proposal to re-zone the land from SP2 Infrastructure to R2 Low Density Residential.

The rezoning has been approved following public exhibition and relevant planning approvals.

It is noted that the site is burdened by a sewer main and easement, restricting the developable footprint on the site.

During the rezoning application process, the proponent indicated via indicative building footprint and Arboricultural assessment that 2 Category A trees would be required to be removed to enable development as indicated on the plans provided, which also accommodated clearances to the sewer easement.

Under this application, it is proposed to remove 3 Category A trees. The Arborist's Report prepared by Hugh the Arborist indicates that in addition to Trees 5 and 6 previously indicated to be required to be removed, an additional tree, Tree 4, would be subject to major incursion into the Tree Protection Zone due to retaining walls, and cut and fill proposed.

Removal of Trees 5 and 6 were anticipated in the rezoning application which was considered prior to re-zoning approval, however removal of Tree 4 was not contemplated in the rezoning assessment.

Removal of Tree 4 is not able to be supported with regard to landscape issues as the tree provides significant canopy, and its proximity to Trees 3 and 2 forms a significant landscape feature in the streetscape, and the tree had previously been indicated to be able to be retained in conjunction with development on the site.

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.