

Landscape Referral Response

Application Number:	DA2022/1176
Date:	03/08/2022
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot 25 DP 11209 , 27 Gulliver Street BROOKVALE 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 development application is for demolition works and construction of a multi dwelling housing development over basement car parking, and associated works, as described and illustrated in the reports and plans.

The application is assessed by Landscape Referral against Warringah Local Environmental Plan 2011 and the following Warringah Development Control Plan 2011 controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation

An Arboricultural Impact Assessment (AIA) is included in the application and has identified major tree protection zone encroachment to six trees (tree 1-4 and 6-7) which are located on the neighbouring property. As outlined in the AIA, a non-destructive tree root investigation must be undertaken to identify the impact the basement construction will have on these trees. Upon completion of the tree root investigation the findings can be further assessed.

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.