

Landscape Referral Response

Application Number:	DA2024/0935
Date:	25/07/2024
Proposed Development:	Alterations and additions to a dwelling house
Responsible Officer:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 4 DP 211326 , 35 McKillop Road BEACON HILL 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

Following a site review, there are issues to be resolved as follows:

The documented "CDC approved trees to be removed" identifies three trees upon the property with two already removed centrally within the property and these are exempt species and this was identified in the submitted Arborist letter.

However as observed an existing native Eucalyptus located at the front of the property and this tree is labelled as "CDC approved trees to be removed". The existing Eucalyptus is unable to be removed under complying development as the tree does not qualify for removal under complying development as follows: the tree is within 3 metres of development (ie. proposed front fence/wall); and is higher than 8 metres (approximately 16 metres).

The existing is observed as in good condition and Council consent is required for any proposed removal, however removal is not supported. Additionally the proposed front fence/wall is also not supported without information including excavation/construction details such as pier and pier construction is otherwise as determined by a qualified arborist.

It is advised that a Arboricultural Impact Assessment in accordance with Council's DA Lodgement Requirements is submitted and shall additionally include sensitive tree root investigation along the alignment of the proposed front fence/wall and tree protection measures.

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.