

Landscape Referral Response

Application Number:	DA2022/1490
Date:	20/10/2022
Responsible Officer:	Alex Keller
Land to be developed (Address):	Lot 21B DP 395978 , 28 Bangaroo Street NORTH BALGOWLAH NSW 2093

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 is not supported with regard to landscape issues.

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

No Arboricultural Impact Assessment is included in the application and after observing the street trees, considerable root growth can be seen at or close to the existing ground level adjacent to the southern property boundary. The application proposes a masonry retaining wall along the southern boundary in order to level the site. The wall detail indicates a continuous strip footing will be used which will likely impact the roots of the street trees. To continue the Landscape Referral an Arboricultural Impact Assessment, prepared by an Arborist with minimum AQF Level 5 in arboriculture, is required to determine the impact the proposed works will have to existing trees and the appropriate tree protection measures. A non-destructive tree root investigation shall be completed if deemed necessary by the Arborist. Any design advice from the Arborist for this southern boundary treatment shall be adopted as necessary.

Furthermore, the OSD tank location may impact the eastern street tree, and this matter shall be assessed by the Arborist. More information is required identifying what soil depth will be achieved above the OSD tank to support the proposed planting (shown on the Landscape Plan).

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.