

Landscape Referral Response

Application Number:	DA2024/1798
Date:	15/01/2025
Proposed Development:	Demolition works Demolition of a dwelling house
Responsible Officer:	Adriana Bramley
Land to be developed (Address):	Lot 27 DP 2044 , 2 Maretimo Street 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 application as described in the Statement of Environmental Effects is for demolition of existing structures, and construction of a new two-level duplex dwelling over basement parking, including associated swimming pools. It is noted that the plans are limited to only demolition works including tree removal. It is assumed the application is for demolition only based on the submitted plans and if this is not the case then additional plans are required including a Landscape Plan to be prepared in accordance with Council's DA Lodgement Requirements.

In terms of the tree removal, it is the applicant's responsibility to submit an Arboricultural Impact Assessment as listed under Council's DA Lodgement Requirements, to identify prescribed trees worthy of retention as well as any exempt species. All existing street trees shall be retained unless approval is provided.

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.