

Landscape Referral Response

Application Number:	DA2021/2641
Date:	21/02/2022
Responsible Officer:	Thomas Burns
Land to be developed (Address):	<p>Lot 1 SP 1173 , 1 / 153 Balgowlah Road BALGOWLAH NSW 2093</p> <p>Lot 2 SP 1173 , 2 / 153 Balgowlah Road BALGOWLAH NSW 2093</p> <p>Lot 3 SP 1173 , 3 / 153 Balgowlah Road BALGOWLAH NSW 2093</p> <p>Lot 4 SP 1173 , 4 / 153 Balgowlah Road BALGOWLAH NSW 2093</p> <p>Lot CP SP 1173 , 153 Balgowlah Road BALGOWLAH NSW 2093</p>

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 the relocation of a car space for unit 3 from the back of the allotment to front of the allotment.

The proposal includes widening of the existing driveway within the road reserve verge and provides an increase to the hardstand area under the existing large Brushbox street tree. Council's DA Lodgement Requirements include the necessity to submit a Arboricultural Impact Assessment report when development works are within 5 metres of existing trees.

The development within include excavation that may impact the existing Brushbox and the Arboricultural Impact Assessment report shall investigate the viability of the proposal against the requirement to retain the large street tree.

Following issue of the Arboricultural Impact Assessment report, Landscape Referral shall continue the assessment.

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.