

Landscape Referral Response

Application Number:	DA2022/1490
Date:	13/12/2022
Proposed Development:	Demolition of the residential component of the existing building and part demolition of the existing retail premises, construction of a new residential dwelling, swimming pool and secondary dwelling along with retail premises
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

Additional Information Comment 13/12/22:

The Arboricultural Impact Assessment, and amended plans are noted.

Landscape Referral notes that a request for further information/amendments has been issued which may alter the landscape outcome of the proposal, and as such can continue the Landscape Referral upon receipt of the amended plans. Please provide more information regarding soil depth above the OSD tank in the amended package.

Original Comment Summary:

- An Arboricultural Impact Assessment was requested,
- More information was requested regarding soil depth above the OSD to be able to support the proposed planting.

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.