

Landscape Referral Response

Application Number:	Mod2023/0403
Date:	21/08/2023
Proposed Development:	Modification of Development Consent DA2021/0818 granted for Alterations and additions to a dwelling house including a secondary dwelling and garage
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot 82 DP 23429 , 27 Grenfell Avenue NORTH NARRABEEN NSW 2101

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 is for modification to development consent DA2021/0818. The proposed modifications are at the garage level and propose a street facing garage and retention of the existing driveway.

On review of the modification plan, it is noted that the proposal includes vehicle driveway widening within the road reserve verge in close proximity to existing native trees and the application does not provide an assessment of the the impact to these trees. Under Council's DA Lodgement requirements, any proposed works within 5 metres of existing trees shall be accompanied by a Arboricultural Impact Assessment prepared by a AQF level 5 Arborist. The street trees shall be preserved and the arborist report shall provide analysis including sensitive tree root investigation to determine if the proposed driveway alignment is viable for the retention of the street trees and/or the proposed methodology for driveway construction to preserve the street trees.

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.