

Landscape Referral Response

Application Number:	DA2019/0687
Date:	05/07/2019
Responsible Officer:	Ashley Warnest
Land to be developed (Address):	Lot 200 DP 11497 , 28 Woodbine 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 plans indicate the extension of the existing driveway to accommodate the proposed double garage. The proposed driveway would therefore impact on the TPZ of the existing street tree *Lophostemon confertus* located on the verge of Kalaui Street.

No Arboricultural Impact Assessment was sighted with the application.

It is considered that insufficient information has been provided to be satisfied that impacts of the driveway extension and any required regrading of the driveway to achieve engineering requirements on the tree are acceptable.

At this stage, the proposal is not supported with regard to landscape issues. If additional information is provided regarding the issues raised above, further assessment can be undertaken.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.