

Landscape Referral Response

Application Number:	DA2019/0023
Date:	25/03/2019
Responsible Officer:	Julie Edwards
Land to be developed (Address):	Lot 2 DP 28206 , 10 Talgara Place BEACON HILL NSW 2100

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 Statement of Environmental Effects prepared by Zugai Strudwick Architects P/L December, 2018 states in the Introduction of the report that " *A large Norfolk Pine has been recommended for removal due to Geotechnical advice.*"

The plans indicate the removal of 1 x Araucaria heterophylla (Norfolk Island Pine) adjacent to the rear boundary of the property.

According to the Geotechnical report provided by Jack Hodgson Consultants Pty Ltd , dated 26th November, 2018 under the section headed

10. RISK MANAGEMENT

10.2.3

....Advice to the detrimental effect on the pool foundations on the root system of the Norfolk Pine is to be obtained from suitably qualified arborist."

No Arboricultural Impact Assessment was sighted with the application.

It is considered that insufficient information has been provided to adequately support the removal of this significant tree.

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.