

Landscape Referral Response

Application Number:	DA2022/0857
Date:	27/09/2022
Responsible Officer:	Alex Keller
Land to be developed (Address):	Lot 2 DP 246690 , 28 Goondari Road ALLAMBIE HEIGHTS 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 proposal is not supported with regard to landscape issues.

Additional information Comment 27/09/22:

The amended plans are noted which now accommodate some planting along the southern boundary, lessening the impact to the neighbouring property. Landscape Referral is awaiting further information to be provided in the Arboricultural Impact Assessment, as previously requested, and as such can continue the Landscape Referral when this information is provided.

Original Comment Summary:

Landscape Referral raised these concerns;

- More information is required in the Arboricultural Impact Assessment, and in particular for the impact to the trees in the front setback adjacent to the existing carport. The proposed garage level will require excavation works around these trees and no assessment has been made in the Arboricultural Impact Assessment.
- If approved, the proposed dwelling will be within 2 metres of a large tree in the rear setback, therefore its removal would become exempt. No information is provided in the Arboricultural Impact Assessment outlining the species of this tree or the impact the proposed works will have. This tree is proposed to be retained and as such the proposed dwelling should be a minimum of 3 metres from the trunk. All trees in the rear setback, which may be impacted by demolition or the proposed works, shall be assessed in the Arboricultural Impact Assessment.
- To facilitate a successful landscape outcome for the applicant and southern neighbour, screen planting is required adjacent to the pool, however no setback along the southern boundary is proposed.

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.