

Landscape Referral Response

Application Number:	Mod2023/0432
Date:	29/08/2023
Proposed Development:	Modification of Development Consent DA2022/1176 granted for Demolition works and construction of a multi dwelling housing development comprising three (3) dwellings over basement car parking
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot 25 DP 11209 , 27 Gulliver Street BROOKVALE 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 application is for modification to development consent DA2022/1176.

Landscape Referral cannot support the modification due to the significant reduction in landscaped area and the proposed changes to the eastern boundary screen planting. The landscaped area will be reduced to approximately 18% whereas 40% was approved and 50% is required. The installation of the eastern boundary planting in pots is not supported. The proposed vegetation will not be successful due to lack of soil volume in this arrangement which will result in a failure of the required boundary screening. Furthermore, pots can be moved/removed more easily. Vegetation along the eastern boundary shall be installed in minimum 1 metre soil depth and for this area to be included in the landscaped area calculations it must be a minimum width of 2 metres.

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.