

## Landscape Referral Response

<b>Application Number:</b>	Mod2025/0084
<b>Date:</b>	19/03/2025
<b>Proposed Development:</b>	Modification of Development Consent DA2022/1453 granted for Construction of two dwelling houses (one dwelling on Lot 2 and one dwelling on Lot 3)
<b>Responsible Officer:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 3 DP 1274062 , 126 D Elimatta Road MONA VALE NSW 2103

### 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 DA2022/1453 as described in reports and as illustrated on plans. It is noted that following review that the landscape setting outcomes as approved under the development consent are not altered by the proposed modifications. An Arborist Statement is submitted indicating that the proposed modifications "will cause negligible additional impacts" to existing trees.

Landscape Referral raise no concerns.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Landscape Conditions:

Nil.