

Landscape Referral Response

Application Number:	DA2024/0423
Date:	06/05/2024
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Responsible Officer:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 16 DP 33000 , 23 Stella Street COLLAROY PLATEAU NSW 2097

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 proposed alterations and additions include a new swimming pool that is located in proximity to existing vegetation that will require removal should the application be approved. The Statement of Environmental Effects writes that no trees are to be removed. However trees T11 and T12 are documented in the Survey will require removal and whilst no issue is raised for T11 (which is an exempt Palm that does not require Council consent), there is no information provided regarding T12 regarding species type ie. protected or exempt. It is the responsibility of the applicant to provide such information as listed in Council's DA Lodgement Requirements.

Removal of existing canopy additionally requires replacement and this is not provided in the information presented.

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.