

Landscape Referral Response

Application Number:	Mod2023/0727
Date:	31/01/2024
Proposed Development:	Modification of Development Consent DA2021/1636 granted for Alterations and additions to a dwelling house
Responsible Officer:	Reeve Cocks
Land to be developed (Address):	Lot 2 DP 514296 , 7 Crown Road QUEENSCLIFF NSW 2096

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 DA2021/1636, and includes the following relevant changes for consideration by Landscape Referral as described in the reports and as shown on plans:

- Site investigations during the construction of the existing levels, rock outcrops and trees have resulted in the stairs to the lower deck to be relocated adjacent to the rockface to create a more viable access arrangement.
- The changes in levels to the deck have resulted in additional trees (T18 and T19) being able to be retained to the west of the deck which were previously approved for removal.
- A tree was proposed to be removed from within the footprint of the deck which is now proposed to be retained with the deck built around the tree. No reference is provided in reports however the modification plans indicate this is tree T20 (Coast Banksia).

Existing trees T18 and T19 now proposed for retention are exempt species that do not require Council consent and no reference is required in any development consent, and no concerns are raised for retention. It is noted that T19 (Phoenix Palm) has amenity value such as canopy coverage however T18 (Cocus Palm) has no environmental value and the applicant may consider removal subject to replacement with a locally native tree.

Landscape Referral conditions under the development consent remain including 6, 13, 14, 16, 23, 24, 25, and 32. Development consent Condition 13 Tree Removal Within the Property shall be amended to remove reference to T20 which is now retained.

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:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

MODIFY 13. Tree Removal Within the Property

This consent approves the removal of the following prescribed tree(s) within the property:

- T21 - Coastal Banksia, subject to native tree replacement within the property.

Additionally T12 within the neighbouring property No. 1 Crown Rd, as written consent is provided to remove the dead tree from the property owner.

Reason: To enable authorised building works.