

Landscape Referral Response

Application Number:	Mod2022/0734
Date:	09/01/2023
Proposed Development:	Modification of Development Consent DA2022/0033 granted for Demolition works and construction of a dwelling house
Responsible Officer:	Grace Facer
Land to be developed (Address):	Lot B DP 360797 , 30 A Addison Road MANLY NSW 2095 Lot LIC 30002346 , 30 A Addison Road MANLY NSW 2095

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 DA2022/0033 to approve removal of existing side boundary tree planting, referred to as 'Group G1 - Thuja orientalis' in the Arborist Report.

It is noted that the Landscape Referral during the development application assessment period raised no issues with removal of these trees as the construction impact of new services and aerial clearances for access works do not allow for the preservation of these trees. The approved Landscape Plans under the development consent include replacement planting.

Landscape Referral raise no objections to the recommended modification of conditions as identified in the Statement of Modifications including deletion of Condition 43 and amendment of Condition 18.

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.