

PROPOSED MODIFICATION (MINIMAL ENVIRONMENTAL IMPACT (FORMERLY SECTION 96(1A)) FOR:

DA Consent No.: N0139/17

Address: 23 Robertson Road, Scotland Island, NSW 2105

STATEMENT OF MODIFICATION

Prepared by Sam Crawford Architects

On behalf of Far East Land & Housing Development
Company Pte Ltd

Revision -

Date 8 August 2018



1.0 INTRODUCTION

This Modification Application under the Environmental Planning and Assessment Act 1979 for the approved application consent number N0139/17, at 23 Robertson Road, Scotland Island 2105, is as follows:

- Removal of three trees due to the actual location of the trees differing from the location marked on the Detailed Survey, resulting in a clash between the DA approved tank locations and three existing trees that were marked to be retained.

2.0 MODIFICATION

As part of Northern Beaches Council's requirements (Pittwater 21 DCP B5.6), each dwelling on Scotland Island must accommodate 45,000L of rainwater storage on site, 10,000L of which must be dedicated to firefighting purposes.

To accommodate this, the DA approved proposal shows three rainwater tanks (two new, one existing) at the rear (adjacent to Robertson Road). Refer to DA approved drawing 102 dated 3 March 2017.

The DA approved Arboricultural Development Impact Assessment Report, prepared by Birds Tree Consultancy, dated 6 April 2017 (henceforth referred to as *Arborist Report*) notes that trees 33, 37, and 38 are to be retained. The Arborist Report relied on the Detailed Survey for tree locations. The DA Conditions of Consent stipulates that the applicant must adhere to recommendations as set out by this Arborist Report.

On 17 July 2018, the consulting arborist, Birds Tree Consultancy, attended site to inspect the set out works for the rainwater tank installation. It was found on site that there is a discrepancy in the locations of trees 33, 37 and 38, between the Detailed Survey and actual site conditions. As such, these three trees are entirely within the footprint of the DA approved tank locations.

As such, the proposal seeks to remove these three trees. These three trees are not representative species of the Pittwater Spotted Gum Forest, are suppressed by larger adjacent trees, and is preventing the applicant in carrying out the rainwater tank installation works in accordance with the DA approval.

The DA approved documentation has provided evidence that tree retention and protection is of critical importance to the applicant. In this instance, the discrepancy in tree locations between the Detailed Survey and actual site conditions has resulted in an unavoidable conflict.

A supporting report, prepared by arborist Birds Tree Consultancy, titled *RE: ARBORICULTURAL DEVELOPMENT IMPACT INSPECTION – 23 ROBERTSON ROAD SCOTLAND ISLAND NSW*, dated 7 August 2018, has been prepared in support of this proposal.

3.0 CONCLUSION

As demonstrated above, the proposed modification does not have any adverse impacts to the overall ecological environment of the Site. The trees proposed to be removed are not representative species of the Pittwater Spotted Gum Forest, and is preventing the applicant in carrying out the rainwater tank installation works in accordance with the DA approval.

We trust that Council will view the proposal favourably.

SAM CRAWFORD ARCHITECTS
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