

## Landscape Referral Response

<b>Application Number:</b>	Mod2023/0088
<b>Date:</b>	14/03/2023
<b>Proposed Development:</b>	Modification of Development Consent DA2022/0888 granted for Alterations and additions to a dwelling house including a garage, shed and carport
<b>Responsible Officer:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 259 DP 752017 , 259 / 0 Aumuna Road TERREY HILLS NSW 2084

### 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 DA2022/0888, and involves the following external works for assessment in the Landscape Referral: relocation of the shed/garage, reconfiguration of the access driveway, modify proposed tree removal and planting proposed, and modify location of wastewater system.

An updated Arboricultural Impact Assessment dated 30 January 2023 is submitted based on the modification proposal and reports that a total of eight existing trees are impacted by the proposed works and require removal whilst the remainder are recommended for retention and the provision of tree protection measures where listed in the report. Amendments to the development consent conditions is required to replace consent information including condition 17. Tree Removal within the Property.

The existing trees nominated in condition 17. (trees 13, 14, 15, 16, 27, 28, 29, 30, 68, 69, and 70) do not require removal under the proposed modification and the condition shall replace these trees with trees required to be removed should the application be approved, including trees 21, 37, 38, 40, 42, 44, and 46. Tree 48 proposed for removal is exempt such that Council consent is not required for this tree.

Condition 1. Approved Plans and Supporting Documentation, shall be required to be modified to include the updated Arboricultural Impact Assessment dated 30 January 2023 recommendations, and this shall be documented by the Assessing Planning Officer.

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

### **REPLACE 17. Tree Removal Within the Property**

This consent approves the removal of the following tree(s) within the property (as recommended in the Arboricultural Impact Assessment):

- a) tree numbers: 21, 37, 38, 40, 42, 44, and 46.
- b) a qualified AQF level 5 Arborist shall identify these trees on site and tag or mark prior to removal.

Reason: To enable authorised building works.