

Landscape Referral Response

Application Number:	Mod2024/0458
Date:	24/09/2024
Proposed Development:	Modification of Development Consent DA2021/2442 granted for construction of a swimming pool, spa and pavilion
Responsible Officer:	Olivia Ramage
Land to be developed (Address):	Lot 22 DP 602041 , 90 Cabbage Tree Road BAYVIEW NSW 2104

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 DA2021/2442.

The Arboricultural Impact Assessment (AIA) has numbered the trees differently to the AIA approved under DA2021/2442. Trees 6, 7 and 8 identified in the AIA under DA2021/2442 are now numbered trees 3, 4 and 5, and all are able to be retained as outlined in the updated AIA. No concerns are raised with the proposed changes to the pool arrangement and condition 13 Tree Removal Within the Property can be deleted as part of this modification as trees 3, 4 and 5 can now be retained and trees 6 and 7 are dead (and were originally approved for removal albeit numbered trees 9 and 10).

No other trees are approved for removal and all other conditions imposed under DA2021/2442 shall remain.

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.