

Landscape Referral Response

Application Number:	Mod2022/0149
Date:	14/04/2022
Responsible Officer:	Lashta Haidari
Land to be developed (Address):	Lot 23 DP 9561 , 1 Tutus Street BALGOWLAH HEIGHTS NSW 2093

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 DA2021/1130, including a change to the form of the approved dwelling house and swimming pool with extended covered terrace, and the addition of a pool cabana, as illustrated and described in plans and reports.

The landscape outcome of the development is not altered and the landscape controls of the DCP are maintained by the approved Landscape Plans and condition of consent under the development consent.

A Arboricultural Impact Assessment letter is provided and includes the determination that no additional trees require removal and that the modification proposals may result in negligible additional impacts to identified trees 2, 3, 4 and 5, yet with the development consent conditions in place, the modification works may be installed with negligible additional impact on such trees.

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.