

## Landscape Referral Response

<b>Application Number:</b>	Mod2024/0007
<b>Date:</b>	23/02/2024
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0967 granted for Alterations and additions to a dwelling house including a carport and workshop
<b>Responsible Officer:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot C DP 383238 , 40 Essilia Street COLLAROY PLATEAU NSW 2097

### 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

#### Additional Comment 23/02/2024

Following further discussion regarding existing conditions, I agree that condition 6 may be removed. I would also suggest that conditions 12 and 22 may be deleted as there is sufficient tree protection under Condition 14. *Tree and Vegetation Protection*.

#### Original Comment

The modification to the approved workshop appears to locate the structure away from an existing tree required to be retained.

No objections are raised to the modification.

Existing conditions are considered still adequate and relevant.

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.