

## Landscape Referral Response

<b>Application Number:</b>	Mod2021/0209
<b>Date:</b>	24/05/2021
<b>Responsible Officer:</b>	Kent Bull
<b>Land to be developed (Address):</b>	Lot 279 DP 16327 , 17 Argyle Street BILGOLA PLATEAU NSW 2107

### 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

This modification is for the alterations and additions to a previously approved DA. Alterations and additions are inclusive of minor changes to the previously approved dwelling footprint, as well as other internal layout changes.

The updated Architectural Plans provided with the modification indicate that no changes to landscape areas are expected. No further impacts to existing trees and vegetation are also expected as part of the proposal. For this reason, the landscape component of the modification is supported, with the existing conditions to remain enforced. These conditions include typical tree protection to be enforced prior to commencement, as well as the planting of at least one tree within the site prior to the issue of occupation certificate. It is noted that landscape works shall also be required to be completed as per the previously approved Landscape Plans.

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.