

Landscape Referral Response

Application Number:	Mod2023/0677
Date:	14/12/2023
Proposed Development:	Modification of Development Consent DA2020/0511 granted for Demolition works and construction of a Seniors Housing Development
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot A DP 415552 , 87 Iris Street BEACON HILL NSW 2100 Lot B DP 415552 , 89 Iris Street BEACON HILL NSW 2100

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 proposed modification is not considered significant in terms of landscape issues. Amended Landscape Plans have been provided, which include removal of a street tree to accommodate the required pathway. It is evident that there is insufficient room to replant a street tree, however the proposed retention of tree on site and supplementary tree planting in the front setback will provide for a compensatory presentation to the streetscape.

In view of the need to remove the street tree, the following condition is recommended to be included if the modification is to be supported.

Tree Removal within the Road Reserve

This consent approves the removal of one tree within the road reserve as listed below:

- 1 x *Liquidambar styraciflua*
- a qualified AQF level 5 Arborist shall identify these trees on site and tag or mark prior to removal.

Removal of the approved tree/s in the road reserve shall only be undertaken by a Council approved tree contractor. Details of currently approved tree contractors can be obtained from Northern Beaches Council's Trees Services business unit prior to removal.

Reason: Public liability.

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.