

Landscape Referral Response

Application Number:	Mod2025/0226
Date:	20/05/2025
Proposed Development:	Modification of Development Consent DA2021/2442 granted for construction of a swimming pool, spa and pavilion
Responsible Officer:	Maxwell Duncan
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) included as part of this application outlines that existing trees 4, 5 and 8 will suffer minor encroachment; however, their retention is supported by the Arborist. The tree protection recommendations outlined in the AIA shall be adopted and implemented prior to and during the construction of the art studio / plant room.

For planner if approved:

- Condition 1 - add the Arboricultural Impact Assessment included in this application.

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.