

Landscape Referral Response

Application Number:	Mod2023/0693
Date:	29/12/2023
Proposed Development:	Modification of Development Consent DA2023/0007 granted for Alterations and additions to a dwelling house including carport
Responsible Officer:	Jordan Howard
Land to be developed (Address):	Lot 2 DP 23008 , 46 Narrabeen Park Parade WARRIEWOOD NSW 2102

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 to modify development consent DA2023/0007, to delete conditions 8 and 9 imposed for the protection of an existing tree within adjoining property 48 Narrabeen Park Parade. The existing tree is identified as tree number 6 (Norfolk Island Hibiscus) and the property owner has utilised the exempt provisions to remove this tree. As tree 6 is now removed, development consent conditions 8. Tree Root Investigation and Tree Root Map and condition 9. Tree Protection Plan, do not now apply and shall be removed under this modification 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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

DELETE 8. Tree Root Investigation and Tree Root Map

DELETE 9. Tree Protection Plan