

Landscape Referral Response

Application Number:	Mod2021/0739
Date:	28/09/2021
Responsible Officer:	Dean Pattalis
Land to be developed (Address):	Lot 2 DP 17397 , 19 Cooleena Road ELANORA HEIGHTS NSW 2101

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 application is for the modification of a previously approved Development Application. Proposed modifications include the demolition of an existing deck located at the rear of the dwelling, as well as the construction of a new deck in a similar location with a minor reconfiguration and new set of stairs.

The proposed modifications, as evident on the Plans provided, do not significantly alter from the previously approved Development Application. Proposed works are solely external, and are largely within the footprint of the existing decking area. For this reason, no additional trees appear to be removed, nor is any additional vegetation likely to be impacted. As a result, no major concerns or objections are raised from a landscape perspective.

It should be noted that original landscape conditions as per the approved Development Application, determined under review (REV2020/0025), are to remain enforced, including *Condition 27 - Tree and Vegetation Protection*.

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.