

14 June 2024  
Our Ref: 22003A.4WG



planning consultants

Development Advisory Service Team  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655

### **Via NSW Planning Portal**

Dear Sir/Madam

**Re: Mod2024/0271 – PAN-436641  
53 Arthur Street, Forestville**

Reference is made to Council's request for additional information dated 21 May 2024 in relation to the abovementioned application each of the issues are discussed individually below:

#### **1. Owners Consent - Individual Lots**

The owner's consent uploaded to the portal has been amended and both owners have signed the letter. There are no proposed changes to the boundary fence or pruning of neighbour's trees and accordingly only the owners of 53 Arthur St, Forestville are required to sign the owner's consent.

#### **2. Statement of Modification – Revised**

The landscape plans have been amended to delete reference to the boundary fencing. It was never proposed to replace the fencing in this modification application.

#### **3. Arborist Report**

The arborist who prepared the report submitted with the original development application is currently overseas. The trees discussed in the arborist report are generally located along the side boundaries of the property and given that there is no change to the boundary fence these trees will remain unaffected by the proposal. The permeable pavement proposed is outside of the root zone of any of the trees.

#### **4. Modification Plans – Inadequate**

The proposed plans have been amended and clearly show the RLs for the work. As discussed, there is no change to the fencing and the references to the fencing in the plans have been amended to indicate existing fence. The proposal does not seek to change the levels of the house as the house has been completed in accordance with the development consent plans.



## 5. Landscape Calculation Plans

The landscape plans submitted with this modification include the calculation of the landscape area consistent with the Warringah DCP.

DFP trusts that the information provided in this amended plan package satisfies Council's lodgement requirements. Should there be any further queries, please do not hesitate to contact Warwick Gosling on 0413 058 128.

Yours faithfully

**DFP PLANNING PTY LTD**

A handwritten signature in black ink, appearing to read 'W Gosling', written in a cursive style.

**WARWICK GOSLING  
PARTNER**

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