

## Landscape Referral Response

<b>Application Number:</b>	Mod2022/0733
<b>Date:</b>	12/01/2023
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0053 granted for Subdivision of land and construction of dwelling houses semi-detached dwellings and attached dwellings
<b>Responsible Officer:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 7 DP 1251955 , 121 Dove Lane WARRIEWOOD NSW 2102 Lot 1 DP 1266557 , 111 Dove Lane WARRIEWOOD NSW 2102 Lot 4 DP 1251955 , 101 Dove Lane 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 for modification to development consent DA2021/0053 , and specific to Landscape Referral the following modification works:

• removal of tree number 44 (*Glochidion ferdinandi*), previously recommended for retention under development consent DA2022/0550, to enable the development of the approved dwelling within Lot 7. The Arboricultural Impact Appraisal and Method Statement has updated to assess and advise of the requirement for removal.

Condition 31 of development consent DA2021/0053 shall be amended to include removal of tree 44.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

#### Tree Removal Within the Property

Amend 31. Tree Removal Within the Property

This consent approves the removal of the following tree(s) within the property (as recommended in the

Arboricultural Impact Assessment):

- i) existing trees identified as tree number 6, 10, 11, 22 and 23, subject to tree replacement within the lots,
- ii) existing trees identified as tree numbers 4, 5, 24, 25, 26, 27, 28, 29, 30, 34, 43 and 44.

Note: Exempt Species as listed in the Development Control Plan or the Arboricultural Impact do not require Council consent for removal.

Reason: To enable authorised building works.