northern
beaches
council

Landscape Referral Response

Application Number:	Mod2025/0273
Date:	12/06/2025
Proposed Development:	Modification of Development Consent DA2023/1596 granted for Alterations and additions to a dwelling house
Responsible Officer:	Ryan Fehon
Land to be developed (Address):	Lot 1 DP 26168 , 52 A Consul Road BROOKVALE NSW 2100

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 modification application includes replacement of previously required screen planting with a built screen due to bushfire requirements.

The Arbopri9cultural Addendum by Blues Bros Arboriculture is noted. The Addendum indicates that no additional tree removal is required.

No objections are raised regarding landscape issues.

It is apparent that existing consent condition 17 is required to be deleted:

17. Required Screen Planting
Screen planting shall be planted along the western boundary extending between the southern end of the kitchen through to the northern end of the covered paved and barbeque area in accordance with the following:
a) the selected planting is to comprise of native species capable of attaining a minimum height of 4 metres at maturity (e.g. Syzygium australae 'Pinnacle' or Syzygium australae 'Resillience'),
b) plants are to be installed at minimum 1 metre intervals and be of a minimum container size of 25 litres at planting in a garden bed prepared with a suitable free draining soil mix and minimum 75mm depth of mulch.
Reason: To maintain environmental amenity.

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.