



7th March 2025

Rayner Property Holdings
C/- J Group Projects
Suite 5, 49 Old Barrenjoey Road

AVALON BEACH NSW 2107

Dear Sir / Madam,

Re: Arboricultural Comments on Proposed s.4.55 Modification of DA 2023/15056 – 30 Rayner Road, Whale Beach

Development Consent 2023/1505 was granted on the 10th May 2024 for demolition works and construction of a dwelling house including landscaping works at the site known as 30 Rayner Road, Whale Beach, subject to a number of conditions.

The Development Consent 2023/1505 plans approved included:

- Level 4 Plan, DA04, Rev. 6, dated 20/03/2024, (J Group Projects);
- Level 3 Plan, DA05, Rev. 6, dated 20/03/2024, (J Group Projects);
- Level 2 Plan, DA06, Rev. 6, dated 20/03/2024, (J Group Projects), and
- Level 1 Plan, DA07, Rev. 6, dated 20/03/2024, (J Group Projects).

Development Consent 2023/1505 also referred to other approved reports and documents including:

- Arboricultural Impact Assessment, Rev. 0.1, dated 11/09/2023 (Footprint Green)

I have been advised that a s.4.55 Modification Application is to be lodged seeking approval to modify consent 2023/1505 involving:

- A proposed canopy over stair 2;
- Continuation of the lift to Level 1;
- Continuation of stair 2 to Level 2;
- Extension of services under the padel court;
- Addition of lighting to the padel court
- Extension of the bin storage area.

The above s.4.55 modifications are shown on the plans;

- Level 4 Plan, MOD03, Rev. 1, dated 06/03/2025, (J Group Projects);
- Level 2 Plan, MOD04, Rev. 1, dated 06/03/2025, (J Group Projects);
- Level 1 Plan, MOD05, Rev. 1, dated 06/03/2025, (J Group Projects), and
- Section AA, MOD10, Rev. 1, dated 06/03/2025, (J Group Projects),

In terms of potential impact on trees identified as being retained in the Development Consent 2023/1505, the additional works in this s.4.55 Modification are largely within the currently approved building footprint in DA2023/1505.

It is noted that on the adjoining allotment to the east, being 32 Rayner Road, the Development Application 2024/0963 for alterations and additions was approved on the 25th October 2024. The consent provided for the removal of several trees on the adjoining allotment (32 Rayner Road), that are in close proximity to the site's (30 Rayner Road.) common boundary. Several of these trees to be removed on the adjoining allotment, 32 Rayner Road, were identified as requiring tree protection in the tree protection plans that formed part of the Arboricultural Impact Assessment, Rev. 0.1, dated 11/09/2023 (Footprint Green),

March 7, 2025

In light of the comments above, the tree retention and tree protection measures in the Arboricultural Impact Assessment, Rev. 0.1, dated 11/09/2023 (Footprint Green) remain valid, although no tree protection is necessary for the trees approved to be removed on the adjoining allotment under DA 2024/0963.

If you or others have any queries regarding the above comments please feel free to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Howden'. The signature is fluid and cursive, with the first letter 'M' being large and stylized.

Melanie Howden
Director & Principal Arboriculturist & Horticulturalist