

## Landscape Referral Response

<b>Application Number:</b>	Mod2022/0686
<b>Date:</b>	20/01/2023
<b>Proposed Development:</b>	Modification of Development Consent DA2020/0150 granted for Alterations and additions to a dwelling house
<b>Responsible Officer:</b>	Thomas Bershtein
<b>Land to be developed (Address):</b>	Lot 1 DP 224643 , 13 Warringulla Avenue ELVINA BAY NSW 2105

### 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 to modify development consent DA2020/0150 including an extension to the living room and gable roof, in close proximity to an existing tree indicated on the Survey. It is noted however that the existing tree is located within 2 metres of the existing dwelling, such that the 2 metre exemption rule applies and no Council consent is required for management or removal of this tree. Landscape Referral raise no objections therefore.

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.