

Landscape Referral Response

Application Number:	Mod2022/0601
Date:	24/01/2023
Proposed Development:	Construction of a dwelling house including an inclinator.
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 5 DP 25653 , 41 Coasters Retreat COASTERS RETREAT NSW 2108

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

Additional Information Comment 24/01/23:

The updated Arboricultural Impact Assessment (AIA) is noted.

Although tree 18 is an exempt species its location, as shown on the Survey Plan, is slightly over the property boundary, and as such its removal requires written consent from the neighbouring property owner. Tree 18 removal can only be supported upon receipt of written consent from the trees owner which shall be submitted to Council once recieved.

Original Comment Summary:

- Concern was raised with the proposed rainwater tank locations and the potential impact they would have on surrounding trees.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.