

Landscape Referral Response

Application Number:	Mod2022/0091
Date:	22/03/2022
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 74 DP 7310 , 48 Johnson Street FRESHWATER NSW 2096

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 consnet DA2020/1723 for minor architectural changes, and the landscape outcome is not impacted by these amendments.

Additionally, the modification seeks to correct an error within Condition 15 i) in relation to the description of the tree located within the proposed driveway footprint. The tree has been incorrectly noted as T2, when as described in the Arboricultural Impact Assessment prepared by Hugh The Arborist, the tree should be noted as T3.

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 Condition 15 i) - Tree Removal Within the Property to reference the Callistemon as T3 and not T2.

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

- Callistemon viminalis, currently located within proposed driveway footprint, T3
- Cupressus torulosa, currently located within the footprint of the proposed driveway, T4
- Syragus romanzoffiana, within the footprint of proposed hard surfacing, exempt species T5
- Jacaranda mimosifolia within the footprint of proposed dwelling T7
- Viburnum odoratissimum located in rear yard and within footprint of proposed pool T8

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

Reason: To enable authorised building works.