

Landscape Referral Response

Application Number:	Mod2023/0650
Date:	30/11/2023
Proposed Development:	Modification of Development Consent DA2022/0196 granted for Construction of a dwelling house
Responsible Officer:	Nick Keeler
Land to be developed (Address):	Lot 242 DP 12749 , 17 Thompson Street SCOTLAND ISLAND 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 for modification to development consent DA2022/0196 as described in reports and as illustrated in plans. A Arborist Report is submitted with the application that addresses condition 8. Tree Root Investigation and Tree Root Map. The findings include that one 30mm tree root from the Spotted Gum (tree T118) was discovered and will require removal.

As advised in the Arborist Report "It was determined that pruning of this root would result in a minor impact on overall tree vitality and stability. Therefore, it has been assessed that all tree subject trees will remain viable with the current design proposal".

Landscape Referral raise no concerns with the modifications proposed in terms of landscape outcome, and advise that condition 8 is now completed and may be deleted within the modification approval. All other landscape conditions remain.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

DELETE 8. Tree Root Investigation and Tree Root Map

