

Landscape Referral Response

Application Number:	Mod2025/0403
Date:	05/08/2025
Proposed Development:	Modification of Development Consent DA2024/1276 for Alterations and additions to a dwelling house
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Lot 31 DP 228119 , 293 Hudson Parade CLAREVILLE NSW 2107

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 DA2024/1276.

The proposed modifications are within close proximity to existing trees which are to be retained. The Arborist has outlined that these trees can be retained subject to the tree protection requirements outlined in the updated report. The conditions imposed under DA2024/1276 remain suitable to the proposed modification works, and as such the original conditions remain. No further conditions are imposed.

Note to planner:

- Please amend condition 1 to reflect the new Arboricultural Impact Assessment,
- Condition 17 Project Arborist will be amended as part of this modification.

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

Project Arborist

a) A Project Arborist with minimum AQF Level 5 in arboriculture shall be engaged prior to any commencement of works on site to provide tree protection measures in accordance with AS 4970-2025 Protection of trees on development sites, and any recommendations of an approved Arboricultural Impact Assessment.

b) The Project Arborist shall be in attendance and supervise all works as nominated in the Arboricultural Impact Assessment, and in particular:

- i) all excavation and construction works in the tree protection zone of trees on and adjacent to the site,
- ii) tree protection measures outlined in section 4 Arboricultural Method Statement and Appendix 8 Tree management plan.

c) All tree protection measures specified must:

- i) be in place before work commences on the site, and
- ii) be maintained in good condition during the construction period, and
- iii) remain in place for the duration of the construction works.

d) The Project Arborist shall provide certification to the Certifier that all tree protection measures under AS 4970-2025 have been satisfied, and the recommendations listed for the protection of the existing tree(s) have been carried out satisfactorily to ensure no impact to the health of the tree(s). Photographic documentation of the condition of all trees to be retained shall be recorded, including at commencement, during the works and at completion.

Note: any potential impact to trees as assessed by the Project Arborist will require redesign of any approved component to ensure existing trees upon the subject site and adjoining properties are preserved and shall be the subject of a modification application where applicable.

Reason: Tree protection.