

Landscape Referral Response

Application Number:	Mod2023/0716
Date:	14/02/2024
Proposed Development:	Modification of Development Consent DA2019/0081 granted for Demolition Works and construction of residential accommodation
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot 1 DP 115705 , 12 Boyle Street BALGOWLAH NSW 2093 Lot D DP 335027 , 307 Sydney Road BALGOWLAH NSW 2093

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 of development consent DA2019/0081 as described in reports and as illustrated in plans.

The arboricultural report prepared by Tree Wise Men dated 1 July 2022 makes reference to review of the amended plans, and concludes that there "are no changes to the trees to be removed, retained or transplanted from that approved" and Landscape Referral note the same upon review of the plans and documents.

The updated Landscape Plans are co-ordinated with the amended architectural plans and include adjustments to the landscape design to satisfy consent condition 9. Amendments to the approved plans, including: conditions 9. q) r) s) t) u) v) w) x) y) z) aa) and bb), and these items (q to bb inclusive) are able to be removed from development consent condition 9.

Condition 52. Landscape works shall be modified to reflect the updated Landscape Plans.

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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

MODIFY 52. Landscape Works

Landscape works are to be implemented in accordance with the landscape plans LA01, LA02, LA03 and LD01, as prepared by Taylor Brammer, inclusive of the following conditions:

- i) all planting shall conform to the Plant Schedule including pot sizes as listed on plan LA02.

Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the amended landscape plan and the conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity.