

## Landscape Referral Response

<b>Application Number:</b>	Mod2022/0630
<b>Date:</b>	19/12/2022
<b>Proposed Development:</b>	Modification of Development Consent DA2021/2257, approved by the Land and Environment Court for alterations and additions to an existing building to comprise shop top housing and strata-subdivision.
<b>Responsible Officer:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 100 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 101 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 102 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 1 DP 1034722 , 42 North Steyne MANLY NSW 2095

### 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 proposal to modify development consent DA2021/2257 as approved under the Land and Environmental Court Appeal No. 2022/00032828 is for installation of a pool, spa and associated works on the approved terraces of level 4.

Landscape Plans submitted have been reviewed and these indicated planters and planting. Landscape Referral raise no objections to the proposal subject to adherence with Condition 59 of the development consent approval, that plant species within the planters shall not achieve a mature height of greater than 1.5m above finished floor level. The floor level on level 4 is RL17.45 such that any planter and associated planting shall be restricted to no more than RL18.95, or 450mm above the proposed pool level.

Condition 59 of the development consent approval remains.

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:

Nil.