

## Landscape Referral Response

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| <b>Application Number:</b>             | Mod2025/0181   |
| <b>Date:</b>                           | 01/05/2025   |
| <b>Proposed Development:</b>           | Modification of Development Consent DA2022/1164 granted for Demolition and construction of a commercial building |
| <b>Responsible Officer:</b>            | Claire Ryan  |
| <b>Land to be developed (Address):</b> | Lot B DP 102407 , 34 - 35 South Steyne MANLY NSW 2095<br>Lot 2 DP 861591 , 34 - 35 South 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 Modification application includes an amended Landscape Plan.

The Plans indicate reduction in the landscaped roof area to level 3 to extend the floor plate.

A planter is maintained across the rear of the extended floorplate to Level 3.

No impact on streetscape presentation is indicated.

The amended Landscape works are not considered to have a material impact on the overall approved development.

No objections are raised to the Modification regarding landscape issues.

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.