

Landscape Referral Response

Application Number:	Mod2024/0712
Date:	03/01/2025
Proposed Development:	Modification of Development Consent DA2023/1438 granted for Demolition works and construction of a dwelling house
Responsible Officer:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 1 DP 121939 , 1130 Pittwater Road COLLAROY NSW 2097

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 DA2023/1438.

A new Landscape Plan has been submitted which maintains the original outcomes approved under DA2023/1438. No concerns are raised with the architectural changes. Condition 32 Landscape Completion will be amended as part of this modification. No further conditions are imposed.

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

Landscape Completion

a) landscape works are to be implemented in accordance with the approved Landscape Plan(s) (drawing L01, L02, L03, L04 by Christina Silk dated December 2024), and inclusive of the following conditions:

- landscape works are to be contained within the legal property boundaries,
- planting shall be installed as indicated on the approved Landscape Plan(s) unless otherwise imposed by any conditions,
- the 1 x *Banksia integrifolia* in the rear building setback shall be located at least 3.0 metres from the

building or more, and at least 1.5 metres from common boundaries,

iv) native trees shall be a minimum pre-ordered planting size of 75 litres; meet the requirements of AS2303 – Tree Stock for Landscape Use; planted into a prepared planting hole 1m x 1m x 600mm depth generally, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established; and located either within garden bed or within a prepared bed within lawn,

v) mass planting shall be installed at minimum 200mm container size at planting for shrubs or as otherwise scheduled if greater in size, and at minimum 140mm container size at planting for groundcovers or as otherwise scheduled if greater in size, and shall be in a garden bed prepared with a suitable free draining soil mix and minimum 75mm depth of mulch.

b) prior to the issue of an Occupation Certificate, details (from a landscape architect, landscape designer or qualified horticulturalist) shall be submitted to the Principal Certifier, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.