

Landscape Referral Response

Application Number:	Mod2022/0543
Date:	08/12/2022
Proposed Development:	Modification of Development Consent DA2021/1766 granted for Demolition works and construction of a housing development comprising five (5) self-contained apartments including basement car parking pursuant to SEPP (Housing for Seniors or People with a Disability) 2004
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot 8 DP 6984 , 18 Alexander Street COLLAROY NSW 2097 Lot 9 DP 6984 , 18 Alexander Street 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 DA2021/1766, including the following as documented in the Landscape Plans for this modification:

- ground level: adjustments to the shape of the planter bed to the west of Bedroom 3 of Unit 1.
- first floor level: adjustments to the landscaping and private open space to reflect the adjustments to the floor plates; and
- reduce the landscaped area by 17.5m² from 490.7m² to 473.2m², representing a change of 3.5%, providing a total landscaped area of 40.9% of the site area, of which 25.2% is deep soil landscaping.

It is noted the reduced landscape area maintains compliance to the relevant Seniors Housing SEPP, requiring a minimum of 30% of the area of the site is to be landscaped, and deep soil area of not less than 15% of the area of the site, is also achieved.

Landscape Referral raise no objections to the modification application relative to the landscape components, as documented in the submitted Landscape Plans LS501.2 issue E, LS501.3 issue G, and LS503.1 issue G.

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.