

## Landscape Referral Response

|  |  |
|--|--|
| <b>Application Number:</b>             | Mod2022/0664   |
| <b>Date:</b>                           | 19/12/2022   |
| <b>Proposed Development:</b>           | Modification of Development Consent REV2021/0012 granted for Demolition works and Construction of a Shop Top Housing Development |
| <b>Responsible Officer:</b>            | Tony Collier   |
| <b>Land to be developed (Address):</b> | Lot 100 DP 1260628 , 398 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 for modification to the development consent includes updated Landscape Plans to the central courtyard on the first floor level, and no concerns are raised with these updated plans. Condition 23. Landscape Completion, shall be modified to reflect the updated Landscape Plans. All other Landscape Referral Conditions remain unaltered.

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**

Modify 23. Landscape Completion

- a) Landscaping is to be implemented in accordance with the Landscape Plans 01, 02, 03, 04 and 05 revision D, prepared by Conzept Landscape Architects..
- b) Prior to the issue of any Occupation Certificate details (from a landscape architect or landscape designer) shall be submitted to the Principal Certifier that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.