

## Landscape Referral Response

<b>Application Number:</b>	Mod2024/0345
<b>Date:</b>	11/07/2024
<b>Proposed Development:</b>	Modification of Development Consent DA2022/0682 granted for demolition works and construction of shop top housing
<b>Responsible Officer:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot 2 DP 11320 , 293 Condamine Street MANLY VALE NSW 2093 Lot 1 DP 11320 , 291 Condamine Street MANLY VALE 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 is for modification to development consent DA2022/0682. The following modifications apply to this Landscape Referral for assessment: Proposed tree planting on Condamine Street included in accordance with Condition 24 of DA2022/0682; and Level 2 and Level 3 planter box layouts changed on balconies in accordance with Condition 18 of DA2022/0682.

These modifications are illustrated on the Master Set Plans, however no planting design is submitted and hence condition 10. Landscape Plan and condition 11. Public Domain Plan / 24. Submission Roads Act Application for Public Domain Works in the Public Road, remains to be satisfied prior to the issue of the Construction Certificate.

Other Landscape Referral conditions remain unaltered as well, including: 12. On Slab Landscape Works.

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.