

Landscape Referral Response

Application Number:	Mod2022/0196
Date:	11/05/2022
Responsible Officer:	Alex Keller
Land to be developed (Address):	Lot 20 DP 758044 , 1 Tabalum Road BALGOWLAH HEIGHTS 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 to modify development consent DA2020/0077. As identified in the Statement of Modifications the proposal relates to the provision of a swimming pool to the landscaped area, some additional excavation to permit additional basement storage, deletion of the atrium and provide an operable wall to the Level 1 lounge area, provide a subfloor storage cellar and an outdoor gym area in the former outdoor seating area. These modifications are within the envelope of the approved building and approved space or below ground and are assessed as minor in extent as well as environmental impact.

Updated Landscape Plans are submitted for consideration by Landscape Referral.

The landscape screening proposed as identified in the updated Landscape Plans, between the pool fence and the Cutler Road boundary, to the north of the pool and along the boundary with No.6 Cutler Road, provides a satisfactory landscape outcome in consideration of the landscape objectives of the Manly DCP.

Condition 1. Approved Plans and Supporting Documentation shall be amended to include the updated Landscape Plans identified as: Sheet 1 Landscape Site Plan issue E; Sheet 2 Elevations and Detail Plan issue E; Sheet 3 Planting Plan and Details issue E; and Sheet 4 Soil and Landscape Areas issue E.

Condition 24 Landscape completion, of the development consent DA2020/0077 shall be amended under this modification to read as:

24A. Landscape completion

Landscaping is to be implemented in accordance with the approved Landscape Plans: Sheet 1 Landscape Site Plan issue E; Sheet 2 Elevations and Detail Plan issue E; Sheet 3 Planting Plan and Details issue E; and Sheet 4 Soil and Landscape Areas issue E.

Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works

have been completed in accordance with any conditions of consent.

Reason: environmental amenity.

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

ADD 24A. Landscape completion

Landscaping is to be implemented in accordance with the approved Landscape Plans: Sheet 1 Landscape Site Plan issue E; Sheet 2 Elevations and Detail Plan issue E; Sheet 3 Planting Plan and Details issue E; and Sheet 4 Soil and Landscape Areas issue E.

Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: environmental amenity.