

## Landscape Referral Response

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| <b>Application Number:</b>             | Mod2020/0139   |
| <b>Date:</b>                           | 25/05/2020   |
| <b>Responsible Officer:</b>            | Jordan Davies  |
| <b>Land to be developed (Address):</b> | Lot CP SP 11874 , 5 Commonwealth Parade MANLY NSW 2095 |

### 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 modification application seeks to further refine the building design to enhance amenity and improve buildability. The landscape modifications include an amended ground floor planter layout along Commonwealth Parade as shown in the architectural plans and other minor adjustments.

The landscape component of the modification proposal is acceptable subject to the issue of amended landscape plans to co-ordinate with the architectural plans and the continuation of the landscape conditions under Mod2018/0575, being ANS17- On slab planter works and planting; ANS18- Landscape works, as modified by the amended landscape plans; ANS19- Landscape Maintenance; and ANS20- Environmental and priority weed control.

Council's Landscape Referral section have assessed the application against the landscape controls of Manly DCP 2013, section 3: General Principles of Development, and section 4: Development Controls and Development Types.

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**

#### Amended Landscape Plans

The landscape plans under Mod2018/0575 shall be amended to co-ordinate with the architectural plans, and shall be issued to the Certifying Authority for approved prior to the issue of the Construction Certificate.

Reason: co-ordination of proposed landscape works with updated architectural plans.