

Landscape Referral Response

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| Application Number: | Mod2023/0146 |
| Date: | 28/04/2023 |
| Proposed Development: | Modification of Development Consent DA2019/1522 granted for consolidation of two lots into one, demolition works and construction of a dwelling house including a swimming pool |
| Responsible Officer: | Maxwell Duncan |
| Land to be developed (Address): | Lot 2 DP 7391 , 43 Beach Road COLLAROY NSW 2097 Lot 1 DP 300846 , 41 Beach Road 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 DA2019/1522.

The proposed bin store gates do not meet the requirements outlined in WDCP Part D13 Front Fences and Front Walls "5. *Gates are not to encroach over the property boundary when opening or closing*". The bin store gates shall be wholly contained within the property boundary or swing inward to the bin store, and as such condition 35 Landscape completion certification shall be amended as part of this modification. All other conditions remain.

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 certification

Landscape works are to be implemented in accordance with the approved Landscape Plan(s), and inclusive of the following conditions:

- a) The bin store gates must swing into the property or be relocated so the gates do not encroach over the property boundary when opening or closing,
- b) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Principal Certifying Authority, certifying that the

landscape works have been completed in accordance with the approved landscape plan and inclusive of any conditions of consent,

c) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Principal Certifying Authority, certifying that the landscape works have been established and maintained in accordance with the approved landscape plan.