

Landscape Referral Response

Application Number:	Mod2021/0521
Date:	18/08/2021
Responsible Officer:	Penny Wood
Land to be developed (Address):	Lot 40 DP 7027 , 532 Pittwater Road NORTH MANLY NSW 2100

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

This modification is for the alteration of a previously approved development application. Alterations include the addition of another car park, resulting in the minor extension of the driveway, reduction in total bike spaces, as well as the relocation of the common room and Lodger 10 500mm north to ensure sufficient landscaping at the end of the driveway.

An updated Landscape Plan has been provided to reflect the latest building and driveway layout, with minor changes to proposed landscape areas. Generally, there are no concerns raised regarding these works, and as a result, the landscape component of the proposal is supported subject to the completion of works as proposed on the Amended Landscape Plan.

It should be noted that original landscape conditions are per the approved development application are to remain enforced, particularly those revolved around existing tree protection and the appointment of a Project Arborist.

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

Landscaping is to be implemented in accordance with the approved Amended Landscape Plan.

Prior to the issue of an Occupation Certificate, details 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.