

## Landscape Referral Response

<b>Application Number:</b>	Mod2022/0281
<b>Date:</b>	03/08/2022
<b>Responsible Officer:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot 8 DP 6984 , 18 Alexander Street COLLAROY NSW 2097 Lot 9 DP 6984 , 18 Alexander Street 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 DA2021/1766 comprising amendments to the ground, first and second floor. The proposed amendments increase the gross floor area of the approved development and reduce the landscaped area of the approved development from 502m<sup>2</sup> to 470.1m<sup>2</sup>.

#### *updated comments 03.08.2022:*

Revised Landscape Plans noted as issue F are submitted for consideration as part of the modification application. On review of the landscape proposals, no concerns are raised as the landscape outcome maintains the landscape intent of the development consent. It is noted that the revised Landscape Plans under this modification application have been updated in accordance with Condition 52 Landscape Completion, such that the condition shall be amended to remove item 52 i), ii), iii), and iv) which have been attended to in the revised Landscape Plans.

#### *previous comments 23.06.2022:*

The Statement of Environmental Effects indicates that the Landscape Plans have been updated yet these plans are not submitted with the modification application and Landscape Referral is unable to continue the assessment of determining the landscape outcome of the updated Landscape Plans relative to the approved Landscape Plans.

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

### **Amend 52 Landscape Completion**

Landscaping is to be implemented in accordance with the approved Landscape Plan LS501.1 issue F and LS501.2 issue F.

Prior to the issue of an Occupation Certificate, details (from 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.