

Landscape Referral Response

Application Number:	Mod2021/0521
Date:	20/10/2021
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. This updated Landscape Plan largely addresses concerns raised in the previously approved Development Application regarding tree substitution at the front of the site. For this reason, *Condition 6 - Amended Landscape Plan* as per the original determination may be removed, subject to the completion of landscape works as indicated on the amended Landscape plans provided with this application. It is noted that *Cupaniopsis anacardioides* has been proposed within the site. This tree species has been identified as an environmental weed and is therefore considered an undesirable species. It is therefore recommended that this tree be substituted for another native alternative which can be addressed through conditions of consent rather than the need for another amended Landscape Plan to be provided.

It should be noted that original landscape conditions are per the approved development application are to remain enforced, excluding *Condition 6 - Amended Landscape Plan*, particularly those revolved around existing tree protection, the appointment of a Project Arborist and landscape maintenance.

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, inclusive of the following conditions:

i) substitute the proposed *Cupaniopsis anacardioides* with a native alternative, minimum 75L pot size. Suggested species include: *Banksia serrata*, *Banksia integrifolia*, or *Tristaniopsis laurina*.

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.