

Landscape Referral Response

Application Number:	Mod2024/0445
Date:	03/09/2024
Proposed Development:	Modification of Development Consent DA2023/0868 granted for Demolition of existing dwellings and construction of a seniors housing development
Responsible Officer:	Claire Ryan
Land to be developed (Address):	Lot 44 DP 10648 , 39 Hay Street COLLAROY NSW 2097 Lot 45 DP 10648 , 41 Hay Street COLLAROY NSW 2097 Lot 46 DP 10648 , 43 Hay Street COLLAROY NSW 2097 Lot 43 DP 10648 , 37 Hay 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 the Land & Environment Court approved development consent DA2023/0868, as described in reports and as illustrated on plans. Amended Landscape Plans and a Arboricultural Assessment Addendum are submitted for assessment by Landscape Referral.

The Arboricultural Assessment Addendum confirms that the status of the existing trees, both those approved for retention and removal remains unchanged. The additional impacts on the existing trees, as outlined in the Addendum, are minor and fully align with the consent conditions for tree protection measures. These include the following conditions: Tree Protection Plan; Tree Removal within the Property; Street Tree Pruning; Protection of Existing Street Trees; Tree and Vegetation Protection; and Condition of Retained Vegetation.

The Amended Landscape Plans following review of the modification plans against the approved plans, are essentially the same as the approved development consent plans, and Landscape Referral raise no concerns. Generally, the landscape setting outcomes do not change as a result of the Modification plans. The reduced landscape area results in a total number of plant reductions from 2568 to 2458, however the number of trees remain the same, and such tree planting is the key component to maintain the landscape setting outcomes of the approved development consent plans.

The following landscape outcomes relative to the Statutory Controls are noted:

- Housing SEPP, Division 7 Non-discretionary development standards - clause 108 (2) (d)—
- The landscape area and deep soil area proposed in the modification is more than the requirement of

clause 108 (2) (d):

- › landscape area of 38.8% is more than required (minimum 30%)
- › deep soil area of 29% is more than the required (minimum 15%)
- › at least 9.75% of the deep soil area is required at the rear of the site and 12.9% is provided
- Housing SEPP, Schedule 8 Design principles for seniors housing - clause 1 Neighbourhood amenity and streetscape (f) (g)—
- › landscape setting proposals maintain the approved streetscape amenity, as there is no change of note in the Amended Landscape Plans from the approved development consent plans to the modification plans. There are no changes to the quantum of trees and other planting presented to the streetscape.
- Warringah DCP, control D1 Landscaped Open Space and Bushland Setting—
- › landscape area of 38.8% is less than the WDCP control of 40%, however Housing SEPP development standards apply ie. minimum 30%.

Current landscape conditions: Landscape Completion; Landscaping adjoining Vehicular Access; and Landscape Maintenance, shall remain unaltered.

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:

Nil.