

## Landscape Referral Response

<b>Application Number:</b>	Mod2021/0879
<b>Date:</b>	02/02/2022
<b>Responsible Officer:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	<p>Lot 1 DP 133456 , 50 - 52 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 2 DP 133456 , 50 - 52 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 1 DP 963829 , 50 - 52 Golf Avenue MONA VALE NSW 2103</p>

### 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 modifications to development consent DA2020/0455 and comprises the following: revised internal layouts of Units 103, 104 & 201; revised balcony planter box of Unit 201; revised windows on eastern facade of Unit 201; inclusion of stairs, security gates, and safety ladders to meet Sydney Water requirements for access to maintenance structures; revised hydrant booster cabinet to accommodate larger booster assembly; remove fire compartmentation in basement carpark due to change in fire sprinkler system; and revised landscape design to address Sydney Water requirements.

Modification to the landscape design includes updated documentation to reflect Sydney Water access requirements and the latest architectural planter/retaining wall locations/ finished levels and architectural footprint including; i) adjusted general arrangement of garden and lawn areas of Units G02 and G03; ii) *Howea forsteriana* substituted in lieu of *Livistonia australis* along northern boundary of Units G04, G05 and G06; iii) path added for Sydney Water access to maintenance structures located along the western and northern boundaries; and iv) *Plumeria acutifolia* / *Howea forsteriana* substituted in lieu of *Tristanopsis laurina*/ *Elaeocarpus reticulatus* along the eastern boundary of Units G01 and G02 to address Council comments regarding canopy impact and root expansion into the adjoining property.

The amended Landscape Plans requires development consent Condition 47 Landscape completion to be modified.

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 Landscape Plans identified as LP01 (issue 10), LP02 (issue 12), LP03 (issue 08), and LP04 (issue 05), prepared by Black Beetle Landscape Architecture and Design, inclusive of the following conditions:

i) all tree planting shall be located at least 3 metres from any building, located at least 2 metres from common boundaries and at least 4 metres from each and all other trees.

Prior to the issue of an Occupation Certificate, a landscape report prepared by 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