

Landscape Referral Response

Application Number:	Mod2021/0709
Date:	24/09/2021
Responsible Officer:	Adam Mitchell
Land to be developed (Address):	Lot 1 DP 219265 , 1797 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 219265 , 38 Park Street MONA VALE NSW 2103 Lot 4 DP 76695 , 1795 Pittwater Road MONA VALE NSW 2103

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 to modify conditions of consent to enable development consents DA2019/1072 and DA2020/1179 to be dealt with concurrently, and thus remove unnecessary duplication of conditions.

In this regard, the application seeks the deletion of Conditions 23, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72 under DA2019/1072 and their replacement with the following condition: An Occupation Certificate cannot be issued until the Occupation Certificate for Development Consent DA2020/1179 has been issued.

It is noted that the following landscape conditions apply to both development consents over and above the conditions identified in the modification application, referenced here firstly in DA2019/1072 and secondly in DA2020/1179, as follows:

• Condition 12 / 10 on slab planter works; Condition 23 / 20 tree protection plan; Condition 24 / 21 transplanting methodology; Condition 35 / 32 tree removal within the property; Condition 36 / 33 tree removal within the road reserve; Condition 46 / 29 project arborist; Condition 47 / 41 tree and vegetation protection; Condition 51 / 47 landscape works completion; Condition 52 / 48 condition of retained vegetation; and Condition 73 / 79 landscape maintenance.

Landscape Referral raise no objections to the removal of landscape conditions 12, 23, 24, 35, 36, 46, 47, 51, 52, and 52 from development consent DA2019/1072 as these are included and updated as necessary in landscape conditions 10, 20, 21, 32, 33, 29, 41, 47, 48 and 79 of development consent DA2020/1179, subject to the imposition of conditions that a Occupation Certificate cannot be issued until the Occupation Certificate for development consent DA2020/1179 has been issued.

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.