

Landscape Referral Response

Application Number:	Mod2024/0679
Date:	30/12/2024
Proposed Development:	Modification of Development Consent DA2024/0190 granted for Demolition works and construction of a residential flat building
Responsible Officer:	Anaiis Sarkissian
Land to be developed (Address):	<p>Lot 2 SP 57603 , 2 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 2 SP 57603 , 2 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 4 SP 57603 , 4 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 4 SP 57603 , 4 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 1 SP 57603 , 1 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 1 SP 57603 , 1 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 3 SP 57603 , 3 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 3 SP 57603 , 3 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot CP SP 57603 , 32 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 modification to development consent DA2024/0190.

The proposed amendments will not change the landscape outcome approved in DA2024/0190, and as such the original conditions remain. No further conditions are imposed.

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.