

Landscape Referral Response

Application Number:	Mod2022/0290
Date:	14/06/2022
Responsible Officer:	Claire Ryan
Land to be developed (Address):	Lot 49 DP 11449 , 55 Kangaroo Road COLLAROY PLATEAU 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 to modify development consent DA2021/2270 condition 8 - Amended Landscape Plan, to substitute the required replacement tree planting within the property with an alternative selected native species to the nominated species as listed under development consent Condition 8.

Amended Landscape Plan are submitted with the modification application, and in review of the plans, Landscape Referral are satisfied with the Amended Landscape Plan and thus Condition 8 can be deleted and the landscape works scope shall be replaced within Condition 22 - Landscape Completion. A new condition shall be included under the modification for landscape works on slab.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

DELETE 8. Amended Landscape Plan

ADD. On Slab Landscape Works

Details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed method of waterproofing and drainage to all planters on slab.

Design certification shall be submitted to the Certifying Authority by a qualified Structural Engineer, that the slab upon which planters are to be placed shall support the 'wet' weight of landscaping (soil,

materials and established planting).

Reason: To ensure adequate structural support and to ensure waterproofing and drainage is installed.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Landscape Completion

Landscape works are to be implemented in accordance with the approved Landscape Plan CC-0230, inclusive of the following condition:

i) both nominated street tree planting species shall be Scribbly Gum (*Eucalyptus haemastoma*) and located as shown on the Landscape Plan.

Prior to the issue of any Occupation Certificate details shall be submitted to the Principal Certifying Authority certifying that the landscape works have been completed in accordance with the approved Landscape Plan and any conditions of consent.

Reason: Environmental amenity.