

Landscape Referral Response

Application Number:	Mod2023/0274
Date:	31/05/2023
Proposed Development:	Modification of Development Consent DA2021/1634 granted for Alterations and additions to a dwelling house including a secondary dwelling
Responsible Officer:	Nick Keeler
Land to be developed (Address):	Lot 71 DP 16212 , 129 Rickard Road NORTH NARRABEEN NSW 2101

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 of development consent DA2021/1634 including proposals to modify the approved building and deletion of the approved pool and new stairs to the rear yard.

An updated Landscape Plan is submitted and noted and no concerns area raised, and it is noted that the development consent DA2021/1634 condition 26. Landscape Completion shall be amended as the updated Landscape Plan satisfies 26.i) as required.

Additionally an updated Arboricultural Impact Assessment report is submitted to determine that the modification proposal does not impact upon existing trees approved for protection and the finding is "These modifications to the proposed design are determined to not have any adverse impact on trees to be retained". The report also deals with development consent DA2021/1634 condition 7. Tree Root Investigation and Tree Root Map, that has been undertaken as required by the development consent, and the findings are "It was identified that no significant root matter was to be affected by the original location of the proposed stairs". As such development consent DA2021/1634 condition 7. Tree Root Investigation and Tree Root Map, no longer applies as the investigation has been carried out, and the condition shall be removed under this modification application.

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 7. Tree Root Investigation and Tree Root Map

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

AMEND 26. Landscape Completion

Landscaping is to be implemented in accordance with the approved Landscape Plan.

~~i) substitute the proposed *Rhaphiolepis indica* with a locally native alternative. Suggested species include: *Grevillea linearifolia*, *Grevillea sericea* or *Westringia fruticosa*.~~

Plants are to be installed at minimum 1 metre intervals and be of a minimum container size of 200mm at planting in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch.

Prior to the issue of an Occupation Certificate, details 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.