

Landscape Referral Response

Application Number:	Mod2025/0421
Date:	07/08/2025
Proposed Development:	Modification of Development Consent DA2025/0222 granted for Demolition works and construction of a dual occupancy (attached) including strata subdivision
Responsible Officer:	Ryan Fehon
Land to be developed (Address):	Lot 3 DP 555153 , 103 Ocean Street 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 proposed Modification does not indicate any additional landscape impacts. No objections are raised regarding landscape issues.

The updated Landscape Plan addresses conditions previously applied regarding plant species.

The updates Landscape Plan should be included in modified plan numbers if approval is to be granted.

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.