

## Landscape Referral Response

<b>Application Number:</b>	Mod2022/0699
<b>Date:</b>	20/02/2023
<b>Proposed Development:</b>	Modification of Development Consent DA2020/1043 granted for subdivision of land, including alterations and additions to a dwelling house, new driveway and parking
<b>Responsible Officer:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 1 DP 206629 , 45 Oxford Falls Road BEACON HILL NSW 2100

### 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 DA2020/1043 and proposes to relocate the approved drainage easement from the eastern boundary of the site to the western boundary of the allotment.

The built form structures occupy the front setback that reduces the capability for landscaping as intended by Warringah Development Control Plan clauses C1 Subdivision and D1 Landscaped Open Space and Bushland Setting, and the matter shall be determined by the Assessing Planning Officer.

The proposal includes an on structure planter over the OSD and planters at the front boundary and no landscape plan is submitted. Should the application be approved, Landscape Referral shall provide conditions of consent regarding appropriate landscape planting on structure and within the front planter.

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**

### On Slab Landscape Works

Details shall be submitted to the Certifier prior to the issue of the Construction Certificate indicating the

proposed method of waterproofing and drainage to all planters over slab, over which soil and planting is being provided. Landscape treatment details shall be submitted to the Certifier prior to the issue of the Construction Certificate indicating the proposed soil type, planting, automatic irrigation, and services connections. Planter soil depth as shown on drawing number SW-2 shall be provided.

Design certification shall be submitted to the Certifier by a qualified Structural Engineer, that the planters are designed structurally to support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: To ensure appropriate soil depth for planting and ensure waterproofing and drainage is installed.

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

#### **Required Planting**

Planting to the planters shall be implemented in accordance with the following requirements:

- a) OSD tank planter-
  - i) mass planting mix of shrub and groundcover planting, installed at minimum 1metre intervals for shrubs of a minimum 200mm container size at planting, and at 4 plants per metre square for groundcovers of a minimum 140mm container size at planting, with a suitable free draining planter soil mix and minimum 75mm depth of mulch.
- b) Front boundary planter-
  - i) shrub planting to achieve at least 2 metres in height, installed at minimum 750mm intervals, and of a minimum 200mm container size at planting, with a suitable free draining planter soil mix and minimum 75mm depth of mulch.

Prior to the issue of an Occupation Certificate, details shall be submitted to the Principal Certifier, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Landscape amenity.

### **ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

#### **Landscape Maintenance**

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting. If any shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be in accordance with any conditions of consent.

Reason: To maintain local landscape amenity.