

Landscape Referral Response

Application Number:	Mod2025/0429
Date:	11/08/2025
Proposed Development:	Modification of Development Consent DA2024/0004 granted for Demolition works and construction of a dwelling house including swimming pool
Responsible Officer:	Lachlan Rose
Land to be developed (Address):	Lot 22 DP 7022 , 31 Kooloora Avenue FRESHWATER NSW 2096

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 DA2024/0004 as described in reports and as illustrated on plans.

It is noted that all vegetation within the property, including existing vegetation indicated for retention on approved plans, have been removed.

It is noted by Landscape Referral that the proposed underground rainwater tank within the front setback impacts upon the approved landscape setting outcomes of the development consent. No updated landscape plans are submitted with the application.

The location of the proposed underground rainwater tank shall be realigned to not interfere with the proposed garden bed width and planting under the approved landscape plan, by locating the tank further southward. Furthermore, the stormwater plans under this modification application do not indicate soil depth over the proposed underground rainwater tank and thus without this information the landscape area of the approved development consent is reduced. As a minimum 300mm of soil depth is required over the proposed underground rainwater tank to support lawn as is approved under the development consent and this information shall be presented.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.