

## Landscape Referral Response

<b>Application Number:</b>	Mod2023/0479
<b>Date:</b>	18/09/2023
<b>Proposed Development:</b>	Modification of Development Consent DA2021/2034 granted by the Land and Environment Court for demolition works and construction of a residential flat building
<b>Responsible Officer:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 50 DP 705739 , 30 Fairlight Street FAIRLIGHT NSW 2094

### Reasons for referral

This application seeks consent for the following:

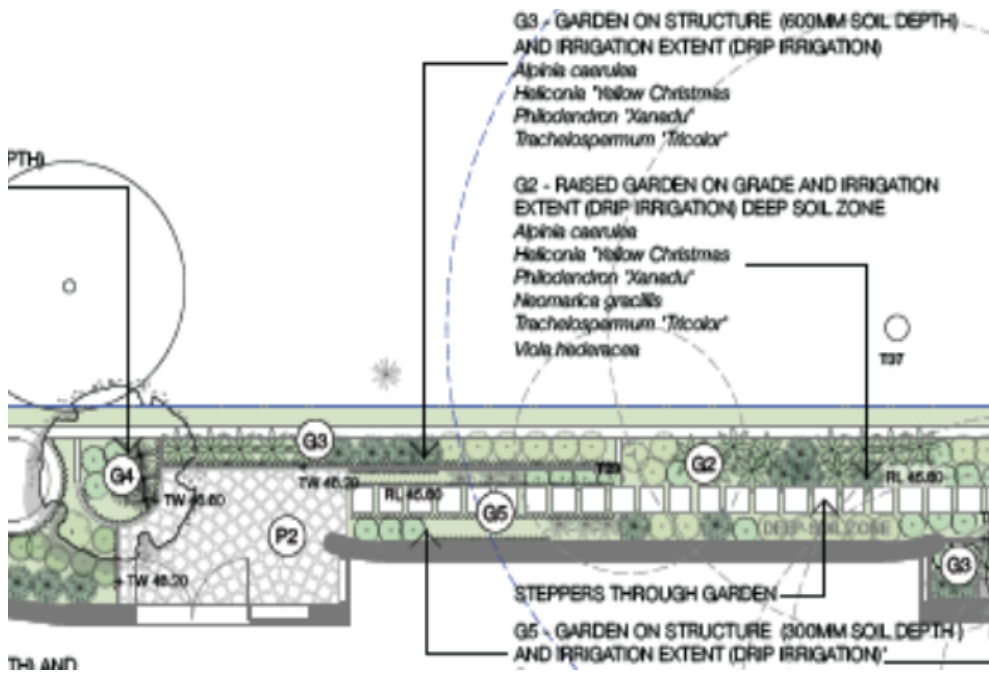
- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

### Officer comments

The proposed modifications to development consent DA2021/2034 to be considered by Landscape Referral include:

- Planter and deep soil reduced to accommodate relocation of mailbox for DDA compliance. This is an unavoidable modification which is required so as to ensure that equitable access is provided to the proposed mailboxes.
- OSD tank extended to accommodate minimum volume as per Stormwater Engineer's report. This is an unavoidable modification required in order to ensure that compliance is achieved with the minimum OSD storage volume. Reference is made to the Arborists Report prepared by Jacksons Nature Works and dated 15/8/23 and which confirms that the modification will not impact upon the adjoining tree.
- Landscaping and planter replaced with terrace hardscape to accommodate OSD tank volume below.
- Wall of front terrace rationalised for buildability.
- Amendments to the courtyard landscaping.

Due to the above amendments (planter and deep soil reduced to accommodate relocation of mailbox for DDA compliance within the front setback, and OSD tank extension along the western boundary) the reduction in deep soil at ground floor level is reduced to the required percentage. The reduced deep soil area does not impact upon the retention of existing tree T37 within property number 32 Fairlight Street. An area of approved planting is replaced above the OSD tank along the western boundary, with stepping stone pavement to an area that indicates adequate soil depth over the OSD in drawing DA404 to maintain the landscape outcome as approved, and this part of the modification is not supported, and the approved landscape outcome (refer below), over the OSD tank, shall be documented as part of the modification.



No concerns are raised with other landscape design modifications. Landscape Referral request the alteration to the plans as advised over the OSD tank to continue with this assessment.

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.