

Landscape Referral Response

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| Application Number: | Mod2020/0558 |
| Date: | 31/12/2020 |
| Responsible Officer: | Adam Urbancic |
| Land to be developed (Address): | Lot 9 DP 13811 , 18 Tasman Road AVALON BEACH NSW 2107 |

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 to modify development consent DA2018/1223 includes minor building amendments as well as a raised external deck replacing stairs, shortened outdoor lounge and replacement with grass, relocation of the fireplace, and new small deck landing with a new door for external access.

No Statement of Environmental Effects is provided with the application.

Condition 15 under DA2018/1223 remains valid and applies to this modification:

15. Landscape completion

- a) Existing landscaping not impacted by the works is to remain in place and protected during construction works. Any damage to existing landscaping shall be replaced with like planting.
- b) New landscaping shall be provided inclusive of the following requirements:
- i) all new planting shall consist of tall native shrub planting capable of attaining 3 to 4 metres in height, planted at 200mm pot size, and planted no more than 1 metre apart.
- c) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the plan and inclusive of any conditions of consent.

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.