

Landscape Referral Response

Application Number:	Mod2025/0197
Date:	07/05/2025
Proposed Development:	Modification of Development Consent DA2020/0335 granted for Construction of a new dwelling and swimming pool.
Responsible Officer:	Brittany Harrison
Land to be developed (Address):	Lot 346 DP 16362 , 7 Rock Bath Road PALM BEACH NSW 2108

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 DA2020/0335.

Under DA2020/0335 some amendments were conditioned for the landscape plans which were satisfied in CC2020/0666 drawings CC01 and CC02 by Wyer & Co dated 10/06/2020. The landscape plan included in this application has not captured the changes made in the aforementioned drawings and as such the requirements conditioned under DA2020/0335 (condition 14 Amended Landscape Plan) will be added to condition 24 Landscape Works Completion. Therefore, as part of this application condition 24 Landscape Works Completion will be amended. No other concerns are raised.

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

Landscape Works Completion

a) Landscape works are to be implemented in accordance with the approved Landscape Plan(s), and inclusive of the following conditions:

- landscape works are to be contained within the legal property boundaries,
- planting shall be installed as indicated on the approved Landscape Plan(s) unless otherwise

imposed by any conditions,

- iii) all tree planting shall be a minimum pre-ordered planting size of 75 litres or as otherwise scheduled if greater in size; meet the requirements of AS2303 – Tree Stock for Landscape Use; planted into a prepared planting hole 1m x 1m x 600mm depth generally, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established; and located either within garden bed or within a prepared bed within lawn,
- iv) mass planting shall be installed in a garden bed prepared with a suitable free draining soil mix and minimum 75mm depth of mulch,
- v) the road reserve landscape treatment shall consist of grass turfing only, with no planting beyond the property boundary,
- vi) all planting in front of the lower retaining wall near the front boundary shall consist of planting capable of attaining at least 1 metre in height at maturity,
- vii) all planting above the lower retaining wall near the front boundary shall consist of planting capable of attaining at least 1 metre in height at maturity,
- viii) all planting along the swimming pool edge wall shall consist of planting capable of attaining at least 1 metre in height at maturity,
- ix) the nominated Cheese Tree planting shall be planted individually into natural ground, and each tree shall be separated by at least 3 metres,
- x) where swimming pools are part of the development works, selected planting shall comply with the planting and care requirements of AS1926.1 for a non-climbable zone.

b) Prior to the issue of an Occupation Certificate, details (from a landscape architect, landscape designer or qualified horticulturalist) shall be submitted to the Principal Certifier, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.