

Landscape Referral Response

Application Number:	Mod2025/0202
Date:	08/05/2025
Proposed Development:	Modification of Development Consent DA2023/1505 granted for Demolition works and construction of a dwelling house including landscaping works
Responsible Officer:	Maxwell Duncan
Land to be developed (Address):	Lot 119 DP 11933 , 30 Rayner Road WHALE 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 is for modification to development consent DA2023/1505.

It is noted amended plans were approved after the landscape referral was completed under DA2023/1505 which removed the planter at the northern end of the padel court. This application will remove the green roof above the garage structure as shown on drawing MOD12. Any non compliance with the landscaped area requirements will be assessed and determined on merit consideration by the assessing planning officer. Should the application be approved in its current form, condition 12 On Slab Landscape Planters can be deleted and subsequently condition 62 Landscape Maintenance will be amended. As a result of the changes condition 11 Amended Landscape Plan will also be amended as part of this application.

No further impact to trees has been identified by the Arborist, as outlined in the arboricultural letter.

For planner if approved:

- Condition 11 - to be amended,
- Condition 12 - to be deleted,
- Condition 62 - to be amended.

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**

Amended Landscape Plan

a) amended Landscape Plan(s) shall be issued to the Certifier prior to the issue of a Construction Certificate to include the following details:

- i) planting scheme for the undercroft of the driveway; plants shall be installed at minimum 1 metre intervals (or less) 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,
- ii) planting scheme for the undercroft of deck 3; plants shall be installed at minimum 1 metre intervals (or less) 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,
- iii) coordinate with the latest architectural plans; removal of the planter at the northern end of the padel court and removal of green roof.

b) certification shall be submitted to the Certifier that these amendments have been documented.

Reason: Landscape amenity.

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

Landscape Maintenance

a) if any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components.

b) trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

c) if any tree, 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 generally in accordance with the approved amended Landscape Plan(s) and any conditions of consent.

d) the approved landscape planted areas, whether containing lawn, gardens or planters shall in perpetuity remain as planting under the development consent, and shall not be replaced with any hard paved surfaces or structures.

Reason: To maintain local environmental amenity.