

Landscape Referral Response

Application Number:	Mod2020/0572
Date:	16/12/2020
Responsible Officer:	Nick Keeler
Land to be developed (Address):	Lot CP SP 4129 , 48 A Queenscliff Road QUEENSCLIFF 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 modification application includes alterations to the landscape works including the removal of the western boundary path and replacement with terrace walling, ground boulders and planting.

In review of the impact to neighbouring properties from the proposed works, it is considered that the terraced garden area within the south-western area will not impact the views of neighbours as all the planting is of low height, with the exception of the proposed Frangipani. Conditions of consent shall be imposed to delete the Frangipani from the landscape works.

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

Landscaping is to be implemented in accordance with the approved Landscape Plan DA-100, revision C, prepared by Space Landscape Designs, inclusive of the following conditions:

- i) the proposed Frangipani - *Plumeria acutifolia* shall be deleted from the works.

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 any conditions of consent.

Reason: environmental amenity.