

Landscape Referral Response

Application Number:	DA2023/0465
Date:	08/05/2023
Proposed Development:	Demolition of existing swimming pool and the construction of a new swimming pool, spa and seating area.
Responsible Officer:	Michael French
Land to be developed (Address):	Lot 20 DP 758044 , 1 Tabalum Road BALGOWLAH HEIGHTS NSW 2093

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 a proposed swimming pool and spa and adjacent pavement and seating, that was not part of development consent DA2020/0077 approved for the demolition of the existing house on the site and erection of a new dwelling house.

Landscape Plans are submitted and no concerns are raised by Landscape Referral.

It is noted that an Arboricultural Impact Assessment report is submitted and following review, the recommendations of the report are as per development consent DA2020/0077, such that the conditions 17, 18, 19, and 23 under that development consent remain applicable.

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 Completion

Landscape works under this development consent, are to be implemented in accordance with the approved Landscape Plan(s), and inclusive of the following conditions

- a) landscape works are to be contained within the legal property boundaries,
- b) tree, shrub and groundcover planting shall be installed as indicated on the approved Landscape Plan (s),

c) 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.

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.