

## Landscape Referral Response

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| <b>Application Number:</b>             | Mod2022/0180   |
| <b>Date:</b>                           | 11/05/2022   |
| <b>Responsible Officer:</b>            | Dean Pattalis  |
| <b>Land to be developed (Address):</b> | Lot 2 DP 221631 , 78 Hudson Parade CLAREVILLE 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 DA2019/0152 consisting of internal design modifications to the building in the majority, and modifications to the Landscape Plan, which is considered under this Landscape Referral. The changes proposed to the landscape plan are minor and do not substantially alter the landscape plan as approved, with minor changes to external access stairs.

In review of the S4.55 Landscape Plans submitted by Marker Architecture & Design, identified as drawing numbers S4.55 - 06 and S4.55 - 07, no Landscape Referral concerns are raised as the Landscape Plans as the landscape outcome remains consistent with the approved Landscape Plans under DA2019/0152.

The submitted S4.55 Landscape Plans shall be referenced as the approved Landscape Plans under the modification, and the following prior landscape conditions remain in place:

- Development consent DA2019/0152: Conditions 28, 34, 35, 43 and 51. Condition 42 Landscape Works shall be modified by this application.
- Modification approval MOD2021/0421: Conditions C28a. Condition 42a shall be modified by this application.

Condition 1 shall include Modification Approved Plans for landscape works as Landscape Plans submitted by Marker Architecture & Design, identified as drawing numbers S4.55 - 06 and S4.55 - 07.

Condition 42 and 42a shall be modified to read as:

#### 42b. Landscape Works

Landscaping is to be implemented in accordance with the Landscape Plans submitted by Marker Architecture & Design, identified as drawing numbers S4.55 - 06 and S4.55 - 07, including the following requirements:

- i) the existing ground levels around existing trees to be retained unless authorised and certified by the Project Arborist,
- ii) the proposed tree planting shall be located at least 3 metres from building structures where pier and

beam construction is used or 5 metres where ground strip footing are used, and shall be planted at the nominated pot sizes on the approved Landscape Plans,

iii) the proposed tree planting shall be located within the site to achieve a reasonable sharing of views available to adjoining properties,

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 approved Landscape Plans and the conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity.

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**

##### **ADD 42b. Landscape Works**

Landscaping is to be implemented in accordance with the Landscape Plans submitted by Marker Architecture & Design, identified as drawing numbers S4.55 - 06 and S4.55 - 07, including the following requirements:

- i) the existing ground levels around existing trees to be retained unless authorised and certified by the Project Arborist,
- ii) the proposed tree planting shall be located at least 3 metres from building structures where pier and beam construction is used or 5 metres where ground strip footing are used, and shall be planted at the nominated pot sizes on the approved Landscape Plans,
- iii) the proposed tree planting shall be located within the site to achieve a reasonable sharing of views available to adjoining properties.

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 approved Landscape Plans and the conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity.