

Landscape Referral Response

Application Number:	Mod2022/0625
Date:	12/12/2022
Proposed Development:	Modification of Development Consent DA2021/1790 granted for Alterations and additions to a dwelling house, including a swimming pool and garage
Responsible Officer:	Thomas Burns
Land to be developed (Address):	Lot 41 DP 13760 , 214 Hudson Parade CLAREVILLE NSW 2107 Lot LIC 187249 , 214 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 DA2021/1790.

The proposed landscape amendments to the south of the property will improve the existing condition, which is supported. Landscape Referral raises no concerns with the modification application. Condition 36, imposed in DA2021/1790, shall be amended to reflect the additional landscaping proposed by Fifth Season Landscapes, and all other conditions remain.

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

Landscaping is to be implemented in accordance with the approved Landscape Plan (drawing DA-04 by Utz Sanby dated 16/09/22), inclusive of the following conditions:

i) substitute the proposed *Pennisetum alopecuroides* with a locally native alternative. Suggested species include: *Imperata cylindrica*, *Lomandra longfolia*, or *Themeda australis*.

Landscaping in the rear setback, proposed in Mod2022/0625, shall supersede the above proposal and be implemented in accordance with the approved Landscape Plan (drawing PLT-01 by Fifth Season Landscapes dated 31/10/22).

Prior to the issue of an Occupation Certificate, details 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.