

Landscape Referral Response

Application Number:	Mod2019/0173
Date:	29/05/2019
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 1 DP 900658 , 7 Pavilion Street 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

No objections to the proposed modification in general terms.

If planting heights are to be restricted, the conditions below may be included. Feel free to amend as required to address issues raised.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

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

Height of vegetation

Any planting located above the garage and on the eastern side of the site is to be maintained at height not exceeding 1.8 metres, measured from the ground level adjacent to the trunk.

Reason: Protection of local amenity.

Landscape maintenance

- i) Trees shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilized as required at the time of planting.
- ii) Landscape plantings are to be maintained at the height as specified in these conditions of consent for the life of the development.

Reason: To maintain local environmental amenity.