

## Landscape Referral Response

<b>Application Number:</b>	DA2019/0653
<b>Date:</b>	28/06/2019
<b>Responsible Officer:</b>	Ashley Warnest
<b>Land to be developed (Address):</b>	Lot CP SP 32567 , 8 Willyama Avenue FAIRLIGHT NSW 2094

### 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 proposal seeks approval for the construction of a new in ground swim/spa pool.

The landscape component of the proposal is acceptable subject to the completion of landscaping.

Council's Landscape section have assessed the application against the landscape controls of Manly DCP2013, section 3: General Principles of Development, and section 4: Development Controls and Development Types.

A Landscape Plan is provided, and all such works shall be completed to satisfy the design intent as illustrated in drawing DA-BM-11 prepared by Brianna Emily Design. The proposed new works will continue to retain the required area of soft landscaping, compliant to clause 4.1.5.

No significant vegetation is proposed to be removed by the proposed works.

Landscape conditions as applied in DA No. 154/2017 are not affected by this application, and remain in place.

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Refusal comments

### Recommended Landscape Conditions:

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE**

## OCCUPATION CERTIFICATE

### **Landscape works**

Landscaping is to be implemented in accordance with the Landscape Plan DA-BM-11 prepared by Brianna Emily Design.

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 plan and inclusive of any conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity and soften the built form.