

Landscape Referral Response

Application Number:	Mod2021/0617
Date:	23/08/2021
Responsible Officer:	Julie Edwards
Land to be developed (Address):	Lot 22 DP 219898 , 14 Capua Place AVALON BEACH 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 to modify development consent DA2019/0998 including: modify the Lower Ground Floor to be a Studio and Gym for the existing residence instead of a Secondary Dwelling as approved, and provide a new retaining wall with stairs, and provide four replacement trees required by Condition 30 of the DA2019/0998.

Landscape Referral have reviewed the modification application and raise no objections. Drawing 1E Site Plan/Landscape Plan indicates the location of four replacement trees and condition 30. Tree replacement, shall be modified accordingly.

Other landscape conditions remain unaltered including 17. Tree protection measures; 18. Tree removal; 22. Tree and vegetation protection; 23. Protection of rock and sites of significance; 25. Condition of retained vegetation; and 34. Landscape maintenance.

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

Tree replacement

Tree replacement is to be implemented in accordance with the approved Site Plan / Landscape Plan, and inclusive of the following conditions:

i) all tree planting shall be a minimum planting size of 75 litres, and shall meet the requirements of Natspec - Specifying Trees, and shall contain a mix of *Angophora costata*, *Corymbia maculata* and

Glochidion ferdinandi,

ii) all trees shall be planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established, and shall be located at least 5.0 metres from buildings, 5.0 metres from existing trees, 3.0 metres from each new tree planting, and at least 2.0 metres from common boundaries.

Prior to the issue of an Occupation Certificate, details shall be submitted to the Certifying Authority, certifying that the tree replacement planting has been completed in accordance with any conditions of consent.

Reason: Environmental amenity.

Note: Please consider registering your new tree through the link below to be counted as part of the NSW State Governments 5 Million trees initiative

<https://5milliontrees.nsw.gov.au/>