

Landscape Referral Response

Application Number:	Mod2019/0202
Date:	01/08/2019
Responsible Officer:	Benjamin Price
Land to be developed (Address):	Lot 6 DP 30556 , 3 Cleary Avenue FORESTVILLE NSW 2087

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 plans indicate additional driveway hard-paving in the on the western side of the site in the front yard.

It is unclear why this is needed, however assessment is left to planning or development engineering assessment. The Camphor Laurel tree indicated on the survey plan adjacent to the paving has since been removed, so no additional tree impacts are envisaged..

If the proposal is to be approved, planting of a tree in the front yard is recommended to compensate for the additional hardstand in the front setback.

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**

Required Planting

Trees shall be planted in accordance with the following schedule:

Minimum	Species	Location	Minimum Pot
MOD2019/0202			



No. of Trees Required.			Size
1	Tree capable of attaining a minimum height of 5 metres at maturity	Front yard	200mm

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To maintain environmental amenity.