

Landscape Referral Response

Application Number:	Mod2018/0715
Date:	26/02/2019
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot C DP 102834 , 33 Upper Clifford 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 modification proposal is acceptable in terms of the landscape outcomes, including the revised pool shape, new terraced planters, and palm trees relocation.

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.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Planter landscaping works

Details must be submitted to the Certifying Authority prior to issue of the Construction Certificate indicating the proposed method of water proofing and drainage of the planters to which landscaping is being provided.

Details shall be prepared to demonstrate that all planting shall be installed with waterproofing and drainage provisions for the planter walling, irrigation and appropriate soilmix to support planting.

The planting shall consist of shrubs capable of attaining a height of 1.5m high, and shall be planted at no more than 900mm apart, and at a minimum 200mm pot container sizes.

Reason: to ensure the appropriate type of water proofing is carried out and descriptive information about drainage is provided.