

Landscape Referral Response

Application Number:	Mod2021/0578
Date:	11/08/2021
Responsible Officer:	Maxwell Duncan
Land to be developed (Address):	Lot A DP 335776 , 7 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 modification application involves changes to development consent DA2020/0801, and includes the following landscape modifications:

- Amend landscaping in rear yard to create more usable space.

A Landscape Plan is provided and is generally acceptable subject to conditions as imposed. The removal of the Oleander, as an Exempt Species, is not a matter for Council consent. The Landscape Plan provides replacement tree planting and the nominated species are suitable except for the Cupaniopsis (Tuckeroo), which is known to self-seed into bushland areas and shall not be planted.

Landscape Referral raise no objections subject to conditions of consent for completion of landscape works within the rear of the property.

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

Landscape Completion to rear of the property

Landscaping is to be implemented in accordance with the approved Landscape Plan, inclusive of the following conditions:

- i) the nominated Cupaniopsis (Tuckeroo), which is known to self-seed into bushland areas, shall not be planted,
- ii) all tree planting shall be located within a 9m² deep soil area wholly within the site and be located a

minimum of 3 metres from existing and proposed buildings, and other trees,
iii) all other planting shall be located in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch, and shrubs are to be installed at no greater than 1 metre intervals and be of a minimum 200mm pot container size at planting.

Prior to the issue of any Occupation Certificate details (from a landscape architect or landscape designer) shall be submitted to the Principal Certifying Authority certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.