

Landscape Referral Response

Application Number:	Mod2025/0370
Date:	28/07/2025
Proposed Development:	Modification of Development Consent DA2023/1066 granted for Alterations and additions to a dwelling house
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Lot 178 DP 15376 , 269 Whale Beach Road WHALE 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 for modification of development consent DA2023/1066 as described in reports and as illustrated on plans.

As listed the proposed modifications include the following: realignment of the carport to improve vehicular access; addition of a first-floor deck to enhance solar access and outdoor connection; minor extensions to bedrooms to improve internal amenity; repositioning and extension of pergolas and privacy screens; reduction in pool size and increase in lawn and landscaped areas; and infill of timber stairs for structural and visual refinement.

Amended Landscape Plans are submitted that address development consent condition 8 and this condition shall be deleted. Development consent condition 36 shall be modified as condition 8 is now satisfied. Landscape Referral conditions 9, 10, 21, 24, 37 and 47 remain unaltered.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

DELETE 8. Amended Landscape Plan

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

MODIFY 36. Landscape Completion

Landscape works are to be implemented in accordance with the approved Landscape Plans, and inclusive of the following conditions:

- a) landscape works are to be contained within the legal property boundaries,
- b) all tree planting shall be a minimum pre-ordered planting size of 75 litres or as otherwise scheduled if greater in size; meet the requirements of Natspec - Specifying Trees; planted into a prepared planting hole 1m x 1m x 600mm depth generally, 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 3.0 metres from buildings or more, at least 1.5 metres from common boundaries; and located either within garden bed or within a prepared bed within lawn,
- c) all proposed tree planting shall be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight to living rooms, private open space and where the proposed location of trees may otherwise be positioned to minimise any significant loss of views from neighbouring and nearby dwellings and from public spaces,
- d) where swimming pools are part of the development works, selected planting shall comply with the planting and care requirements of AS1926.1 for a non-climbable zone.

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

Reason: Environmental amenity.