

Landscape Referral Response

Application Number:	DA2020/1126
Date:	08/01/2021
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot 3 DP 6544 , 1545 Pittwater Road NORTH NARRABEEN NSW 2101

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 development application is for the construction of a new dwelling, and a secondary dwelling.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

C1.11 Secondary Dwellings and Rural Worker's Dwellings

D11 North Narrabeen Locality

The existing site does not support any trees or vegetation protected by Pittwater 21 DCP. A Landscape Plan is provided with the application indicating tree planting and boundary screen planting that satisfies the landscape controls under clause C1.1, subject to amendment of the tree selections for environmental diversity, and the built form is softened to comply with clause D11.

Landscape Referral raise no objections, subject to the completion of the landscape works.

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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and vegetation protection

- a) Existing trees and vegetation shall be retained and protected, including:
- i) all trees and vegetation within the site as shown on the Landscape Plan, excluding exempt trees and

vegetation under the relevant planning instruments of legislation,
ii) all trees and vegetation located on adjoining properties,
iii) all road reserve trees and vegetation.

The Certifying Authority must ensure that:

b) The activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites, do not occur within the tree protection zone of any tree, and any temporary access to, or location of scaffolding within the tree protection zone of a protected tree, or any other tree to be retained on the site during the construction, is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of that standard.

Note: All street trees within the road verge and trees within private property are protected under Northern Beaches Council development control plans, except where Council's written consent for removal has been obtained. The felling, lopping, topping, ringbarking, or removal of any tree(s) is prohibited.

Reason: tree and vegetation protection.

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

Landscape completion

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

- i) the three (3) nominated trees shall be a mixed selection from the following list contained in the Northern Beaches Council's Native Plant Species Guide - Narrabeen Ward: Coast Banksia - Banksia integrifolia, Scribbly Gum - Eucalyptus haemastoma, Snow in Summer - Melaleuca linariifolia, and Magenta Lilly Pilly - Syzygium paniculatum,
- ii) all tree planting shall be installed at a 75 litre container size, planted at least 2.0m from common boundaries, located in a 9m² deep soil area within the site and be located a minimum of 3 metres from existing and proposed buildings, and located to minimise significant impacts on neighbours in terms of blocking winter sunlight.

Prior to the issue of an Occupation Certificate, details shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any conditions of consent

Reason: environmental amenity.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Landscape maintenance

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan and any conditions of consent.

Reason: to maintain local environmental amenity.