

Landscape Referral Response

Application Number:	DA2021/1151
Date:	02/08/2021
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot 25 DP 28354 , 8 Darius Avenue 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 alterations and additions to an existing dwelling.

Council's Landscape Referral section have assessed the application against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D14 Warriewood Locality

The existing site contains no prescribed trees (ie protected under the DCP) and development works are upon existing built upon areas. The rear of the property and side boundaries contain perimeter planting that is proposed to be retained. Additionally newly planted trees are proposed to be retained and incorporated into the development proposal.

Landscape Referral raise no objections to the proposal. An additionally canopy tree is required within the frontage to soften the built form, and planting as shown on the site plans shall be in accordance with conditions of consent.

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

Landscaping is to be implemented in accordance with the approved Plan DA04, and inclusive of the following conditions:

- i) existing trees nominated for retention are to be protected during construction works and thereafter retained,
- ii) existing garden area planting nominated for retention are to be protected during construction works and thereafter retained,
- iii) the nominated new planting as shown on the Plan shall include plants installed at minimum 1 metre intervals for shrubs and be of a minimum container size of 200mm at planting in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch,
- iv) one (1) locally native canopy tree shall be installed to the front setback to achieve at least 6 metres in height at maturity, installed at a 75 litre container size, 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, and selected from Council's Native Plant Species Guide - Pittwater Ward.

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.

Note: Please consider registering your new tree through the link below to be counted as part of the NSW State Governments 5 Million trees initiative

<https://5milliontrees.nsw.gov.au/>

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.

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: To maintain local environmental amenity.