

## Landscape Referral Response

<b>Application Number:</b>	DA2020/1023
<b>Date:</b>	15/10/2020
<b>Responsible Officer:</b>	Kelsey Wilkes
<b>Land to be developed (Address):</b>	Lot 19 DP 7593 , 46 Alleyne 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 the change of use of the lower ground floor level to a secondary dwelling, and for the installation of landscape works.

Council's Landscape Referral staff have assessed the proposal against 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 proposal does not impact upon approved landscape area nor existing trees and vegetation. A Landscape Plan is provided with the application indicating enhancement to the front yard, and Landscape Referral do not raise any 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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE**

### Landscape completion

Landscaping is to be implemented in accordance with the Landscape Plan drawing number 12-16-ALL, sheet 12B, prepared by Network Design.

Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer 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.