

Landscape Referral Response

Application Number:	DA2018/1342
Date:	09/10/2018
Responsible Officer:	David Auster
Land to be developed (Address):	Lot 3A DP 13374 , 1165 Barrenjoey Road PALM BEACH NSW 2108

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 landscape component of the proposal is acceptable subject to completion of landscaping to soften the built form.

Council's Landscape section has assessed the proposal against the following Pittwater 21 DCP 2014 Controls:

D12.1 Character as viewed from a public place

D12.13 Construction, Retaining walls, terracing and undercroft areas

C1.1 Landscaping

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

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

Required planting

Planting of locally native shrub / small tree species to achieve a height equal to the carstand level (approximately 5 to 6 metres) shall be planted into the existing embankment, along the western edge of the carstand structure, to soften the built form when viewed from the water.

Plants shall be selected that are suited to the western aspect, and may include *Banksia spinulosa*, *Callistemon viminalis*, *Ceratopetalum gummifera*, *Melaleuca armillaris* and *Syzygium paniculatum*.

All planting shall be a minimum 300mm pot size, with slope retention measures in place to retain soil. At least nine (9) plants shall be installed along the western edge of the carstand.

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 the conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity.

Landscape maintenance

Any existing landscaping required to be retained together with any additional landscaping required by this Consent is to be maintained for the life of the development.

Landscape works shall be maintained for a minimum period of 12 months following practical completion. 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.

Reason: to maintain local environmental amenity and ensure landscaping continues to soften the built form.