

## Landscape Referral Response

<b>Application Number:</b>	DA2020/0267
<b>Date:</b>	30/03/2020
<b>Responsible Officer:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 109 DP 13457 , 81 Prince Alfred Parade NEWPORT NSW 2106

### 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 swimming pool over an approved garage. The proposed swimming pool replaces a portion of the approved terrace and does not protrude into the front building line setback.

Landscape Referral supports the application subject to the completion of landscaping within the front setback to provide vegetation screening including tree planting to the streetscape, and subject to suitable planting within the planter forward of the pool.

The proposed swimming pool works do not impact upon existing trees, and this is confirmed in the Addendum to the Arboricultural Impact Assessment report.

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

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

D10 Newport Locality

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 Concept Plan DA-500 prepared by RAMA, inclusive of the following conditions:

- i) one (1) Spotted Gum *Corymbia maculata* shall be planted within the road verge east of the driveway and at least 2m from the driveway, planted at 75 litre pot container size, inclusive of a tree guard consisting of 4 posts and top & mid rails,
- ii) the three (3) nominated Coast Banksia *Banksia integrifolia* trees nominated on the Landscape Concept Plan to be planted within the front yard of the site shall be planted at 75 litre container pot size, and planted at least 3m from each other, and over 2m from the edge of the pool planter,
- iii) tall screening shrubs to achieve at least 2m in height at maturity shall be planted along the front boundary within private property, planted at 300mm pot size and planted no more than 900mm apart,
- iv) tall screening shrubs to achieve at least 3m in height at maturity shall be planted along the side property boundaries for the full extent of pool and terrace, planted at 300mm pot size and planted no more than 900mm apart,
- v) all tree planting shall be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight, or where the proposed tree locations may otherwise be positioned to minimise any significant loss of views, and shall be planted at least 4-5 metres from buildings,
- vi) planting to the pool planter shall consist of shrub planting to achieve a height of at least 1m at maturity, and shall be planted at 300mm pot size and planted no more than 600mm apart,

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 and soften the built form.

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

### Landscape maintenance

Any existing landscaping including trees required to be retained together with any additional landscaping required by this consent is to be maintained for the life of the development, or for their safe useful life expectancy.

A 12 month establishment period shall apply for all new landscaping. If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Planting that may die or is approved for removal must be replaced with a similar species.

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