

## Landscape Referral Response

<b>Application Number:</b>	DA2021/1069
<b>Date:</b>	23/07/2021
<b>Responsible Officer:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 142 DP 13760 , 172 A Hudson Parade CLAREVILLE NSW 2107

### 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 the replacement seawall and associated slope stabilisation works to remove the safety risk to the public of the existing land, upon land within Taylors Point Reserve owned and managed by Northern Beaches Council. The area below the proposed seawall is Crown land at the mean high water mark within zone W1 Natural Waterways.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan (PLEP) 2014 under the RE1 Public Recreation land zone objectives and clauses 7.3 Earthworks and 7.8 Limited development on foreshore area, and the following Pittwater 21 DCP Control: C5.1 Landscaping, D15.1 Character as viewed from a public place, and D15.18 Seawalls.

The common focus of the objectives are that development is sympathetic to the natural character of the Pittwater Waterway, that development adjacent to waterways and other public open spaces compliments the landscape character, public use and enjoyment of that land, and that built structures are minimised below mean high water mark.

Landscape documents are provided with the application and are assessed as achieving the objectives of the PLEP and landscape controls of the Pittwater 21 DCP.

Landscape Referral raise no objections to the proposal.

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**

Landscape works are to be implemented in accordance with the approved Landscape Documents L.SK.01, L.SK.02, L.SK.03 and L.SK.04.

Prior to the issue of any Occupation Certificate details from a landscape architect shall be submitted to the Principal 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 documents 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.