

Landscape Referral Response

Application Number:	DA2019/0712
Date:	03/09/2019
Responsible Officer:	Rebecca Englund
Land to be developed (Address):	Lot 10 DP 1092275 , 1 A Currawong Beach CURRAWONG 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 proposal is for alterations and additions to six (6) cabins at Currawong. Proposed landscaping works include the following:

- retain and make good all sandstone flagging
- extend and activate BBQ areas, include making good the existing sandstone block BBQs, repaving and installation of woodstore boxes on each site.
- provision of low rise sandstone retaining walls where required.
- install paving/river pebbles surrounding the rear extensions.
- planting to rear of cabins.

There is no impact to significant vegetation from the proposed works. Selected vegetation removal in the vicinity of the works shall be granted to provide a asset protection zone to satisfy bushfire protection regulations.

Landscape works including surface treatments, retaining walling, and planting is proposed that are minor in nature, and address the heritage value of the site. The landscape design and choice of materials reflect the bushland setting of the site.

Council's Landscape section have assessed the application against the following Pittwater 21 Development Control Plan guidelines:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

D13.14 Currawong

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and vegetation protection

a) Existing trees and vegetation shall be retained as follows:

i) all trees and vegetation within the site, nominated for retention, shall be protected during all construction stages, excluding exempt trees under the relevant planning instruments or legislation,

ii) all other trees and vegetation located on adjoining properties,

b) Tree protection shall be generally undertaken as follows:

i) all tree protection shall be in accordance with AS4970-2009 Protection of Trees on Development Sites, with particular attention to section 4, and AS4373-2007 Pruning of amenity trees,

ii) any tree roots exposed during excavation with a diameter greater than 25mm within the TPZ must be assessed by a AQF Level 5 Arborist,

iii) to minimise the impact on trees and vegetation to be retained and protected, no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained,

iv) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorized by a AQF Level 5 Arborist on site,

v) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF Level 5 Arborist on site,

vi) should either or both iv) and v) occur during site establishment and construction works, a AQF Level 5 Arborist shall provide recommendations and shall report on the tree protection action undertaken, including photographic evidence,

vii) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained during the construction, is to be undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of AS 4970-2009.

Reason: to retain and protect significant planting on development sites.

OCCUPATION CERTIFICATE

Landscape works

i) Landscaping is to be implemented in accordance with the Landscape Plans prepared by Thompson Berrill Landscape Design, drawing numbers:

- CB-S2-02A, CB-S2-02B, CB-S2-02C, CB-S2-02D, CB-S2-02E, CB-S2-02F, CB-S2-03A, and CB-S2-03B.

ii) 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 approved landscape plan and inclusive of any conditions of consent.

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

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

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 establishment maintenance works shall be undertaken for a minimum period of 12 months following practical completion. Landscape materials shall be maintained in good order. If any planting 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.

Reason: to maintain local environmental amenity and ensure landscaping continues to integrate into the bushland setting.

Environmental and priority weed control

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

Reason: preservation of environmental amenity.