

Landscape Referral Response

Application Number:	DA2021/1780
Date:	12/10/2021
Responsible Officer:	Maxwell Duncan
Land to be developed (Address):	Lot 101 DP 1224100 , 16 Ellen Street CURL CURL NSW 2096 Lot 10 DP 14040 , 14 Ellen Street CURL CURL NSW 2096

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 replacement of the existing wall and fence involving: demolish the existing boundary retaining wall and fence between 14 & 16 Ellen St; replace with a new retaining wall and fence on the new boundary as per drawings attached to this application; restore and construct landscaping.

A subdivision approved under development consent DA2020/0147 is currently under construction to adjust the boundaries of the following three properties: 2 Wyadra Avenue, Freshwater, 14 Ellen St, Curl Curl, and 16 Ellen St, Curl Curl.

The application is assessed by Landscape Referral against Warringah Development Control Plan 2011, and the following Warringah Development Control Plan 2011 controls (but not limited to): C1 Subdivision; D1 Landscaped open space and bushland setting; D13 Front Fences and Front Walls; E1 Preservation of Trees or Bushland Vegetation. and E6 Retaining unique environmental features.

A Landscape Plan for the boundary wall treatment is submitted with the development application and no concerns are raised by Landscape Referral.

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 approved Boundary Wall Landscape Plan, inclusive of the following conditions:

i) all tree planting shall be a minimum planting size of 75 litres, and shall meet the requirements of Natspec - Specifying Trees.

Prior to the issue of an Occupation Certificate, details 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.

Note: Please consider registering your new tree through the link below to be counted as part of the NSW State Governments 5 Million trees initiative.

<https://5milliontrees.nsw.gov.au/>

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 Plan 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.