

## Landscape Referral Response

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| <b>Application Number:</b>             | Mod2018/0359   |
| <b>Date:</b>                           | 20/09/2018   |
| <b>Responsible Officer:</b>            | Seth Dias  |
| <b>Land to be developed (Address):</b> | Lot 204 DP 1212459 , 8 Orchard Street WARRIEWOOD<br>NSW 2102 |

### 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 modification proposal is acceptable subject to completion of landscaping.

Council's Landscape section have assessed the modification application against then following Pittwater DCP21 Control:  
C.6.2 Natural Environment and Landscaping Principles

### 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**

### Landscape completion

Landscaping is to be implemented in accordance with the Landscape Plan(s) L-01 and L-02, issue D, prepared by ecodesign, inclusive of the following requirements:

- All retaining wall materials shall complement the architectural style and finish of the building on the site,
- Condition B.5 of approval N0541/17 remains applicable,
- 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 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 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 and be generally in accordance with the Landscape Plan.

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