

Landscape Referral Response

Application Number:	DA2020/1716
Date:	28/01/2021
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot 20 DP 218395 , 23 Reynolds Crescent BEACON HILL NSW 2100

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 application is assessed by Landscape Referral against Warringah Development Control Plan 2011, including but not limited to the following clauses:

- D1 Landscaped Open Space and Bushland Setting

The site is under construction and supports no existing trees nor vegetation. A Landscape Plan is provided and requires mortification to ensure that the completed landscape works are able to satisfy clause D1, including the provision of at least 1 metre planter depth for on slab in order for such areas to be assessed as Landscaped Area, and additional planting to soften the built form.

Landscape Referral raise no objection to the proposal subject to conditions of consent.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

On slab landscape works

Details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed method of waterproofing and drainage to all planters over slab, over which soil and planting is being provided.

Landscape treatment details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed soil type, planting, automatic irrigation, services

connections, and maintenance activity schedule.

The following soil depths are required to support landscaping: 1 metre.

Design certification shall be submitted to the Certifying Authority by a qualified Structural Engineer, that the planters are designed structurally to support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: to ensure appropriate soil depth for planting and secure waterproofing and drainage is installed.

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 Landscape Plan, inclusive of the following conditions:

- i) the nominated screen planting within the rear of the property, along the west and south boundaries shall be maintained at a height no higher than 3 metres,
- ii) the nominated *Waterhousia floribunda* tree planting at the rear of the property shall be deleted and replaced with a smaller canopy tree, selected from Council's Native Plant Species Guide - French's Forest Ward, including but not limited to the following suggestions: Heath-leaved Banksia - *Banksia ericifolia*, Black Wattle - *Callicoma serratifolia*, or Yellow Top Mallee - *Eucalyptus luehmanniana*,
- iii) one canopy tree shall be planted within the front of the property, selected from Council's Native Plant Species Guide - French's Forest Ward, including but not limited to the following suggestions: Scribbly Gum - *Eucalyptus haemastoma*, or Water Gum - *Tristaniaopsis laurina*,
- iv) tree planting shall be located within a 9m² deep soil area wholly within the site and be located a minimum of 3 metres from existing and proposed buildings and from other trees, and at least 2 metres from common boundaries, and shall be installed at a minimum 75 litre container size,
- v) screen shrub planting within the front of the property along the north and south boundaries shall be installed in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch, and consisting of selected planting capable of attaining a height of 3 metres at maturity, installed at minimum 1 metre intervals and be of a minimum container size of 200mm.

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 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 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.