

Landscape Referral Response

Application Number:	Mod2018/0387
Date:	23/01/2019
Responsible Officer:	Megan Surtees
Land to be developed (Address):	Lot 46 DP 13620 , 967 Barrenjoey Road PALM 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 modification proposal in terms of landscape outcome, is acceptable subject to the completion of landscaping, and subject to conditions.

Council's Landscape section has assessed the proposal against the following Pittwater 21 DCP 2014 Controls:

C1.1 Landscaping

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 works

Landscaping shall be implemented in accordance with the landscape plan LP01-1516, titled Landscape Plan, and Landscape Plan - Rear, both revision A, prepared by Tanya Wood Landscape Architecture, and inclusive of the following requirements:

- i) all scheduled trees shall be installed at 200 litre minimum pot size, and installed at least 3 metres from existing or proposed structures,
- ii) the proposed 2 x Podocarpus elatus shall be replaced with 2 x Banksia integrifolia,

iii) the mixed native planting listed on the Landscape Plan shall be planted to the full length of the planting area noted as 'deep planting at RL 3.5' along the pool extent.

Advice is provided that the proposed palms located on the Landscape Plan within the rear setback will require extensive maintenance and watering to survive, due to foreshore exposure. Should these fail, it is required that a small native tree capable of attaining 5 metres in height shall be installed as replacement for each failed palm.

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 LP01-1516, titled Landscape Plan, and Landscape Plan - Rear, both revision A, and in accordance with the 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

All landscape components are to be maintained for the life of the development.

A maintenance program is to be established. If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components and species to maintain the landscape theme of the landscape plan, and as conditioned.

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

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.