

Landscape Referral Response

Application Number:	Mod2018/0394
Date:	24/10/2018
Responsible Officer:	Nick Armstrong
Land to be developed (Address):	Lot 1 DP 878612 , 125 Riverview Road AVALON BEACH NSW 2107 Lot 2 DP 878612 , 127 Riverview Road AVALON BEACH NSW 2107

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 proposed modification is acceptable subject to the completion of screen planting along the northern boundary to screen the proposed inclinator.

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**

Screen planting

Screen planting along the northern boundary is to be implemented in accordance with the Landscape

Plan LP155 issue B as prepared by Lone Pine Landscapes.

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 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 approved Landscape Plan.

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