

Landscape Referral Response

Application Number:	Mod2021/0203
Date:	28/05/2021
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot 11 DP 1207743 , 1102 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 application is for modification to development consent N0119/14 for shop top housing.

A Landscape Plan is provided with the modification application and the landscape outcome of the modification is not diminished and adequately addresses the relevant landscape controls of the Pittwater DCP and the Apartment Design Guide.

The Landscape Plan addresses many of the N0119/14 conditions imposed prior to Construction Certificate that may be deleted including: C14, C15, and C16.

Landscape Referral raise no objections to the modification proposal subject to the addition of landscape conditions to reflect the landscape works under this modification application.

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

Landscape works is to be implemented in accordance with the approved Landscape Plans prepared by POD, and inclusive of the following conditions:

- i) street tree and groundcover planting shall only be installed within the road reserve following Roads Act 138 application and 139 approval to undertake the works,
- ii) all street trees (*Livistona australis* - Cabbage Tree Palms) shall be pre-ordered to ensure delivery of

3 metre tall trunk specimens as nominated on the Landscape Plan, and
iii) the Cabbage Tree Palms shall be installed into a circular tree pit 30mm wider than the palm root ball, and treated with root hormones for the first six months following installation,
iv) all other planting shall be in accordance with the quantities and pot container sizes as nominated in the Landscape Plans,
v) all on slab planters shall be 800mm in depth, and 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).

Prior to the issue of an Occupation Certificate, details (from 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.

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/>