

## Landscape Referral Response

<b>Application Number:</b>	Mod2019/0485
<b>Date:</b>	12/11/2019
<b>Responsible Officer:</b>	Rebecca Englund
<b>Land to be developed (Address):</b>	Lot 6 DP 3632 , 3 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 modification application is acceptable, with the landscape outcome not impacted by the proposals. The existing trees required under DA2018/1616 are not impacted by the modification proposals.

Tree protection conditions applied under DA2018/1616 remain in force.

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

B4.22 Preservation of Trees or Bushland Vegetation

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 is to be implemented in accordance with Site Plan LS4.55-02, LS4.55-03, and LS4.55-04, and Landscape Statement, prepared by Fieldwork Associates, with the following amendments:

i) Raphiolepis species are to be deleted and replaced with a non-invasive species.

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.