northern
beaches
council

Landscape Referral Response

Application Number:	DA2021/1140
Date:	24/11/2021
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 1 DP 366860 , 72 Carrington Parade CURL CURL NSW 2096

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 development application is for the demolition of existing structures and construction of a new dwelling and associated works. A Landscape Plan accompanies the application and is assessed as part of this Landscape Referral.

The application is assessed by Landscape Referral against Warringah Local Environmental Plan 2011 and the following Warringah Development Control Plan 2011 controls (but not limited to):
• D1 Landscaped Open Space and Bushland Setting

The existing site does not contain any landscape features including no prescribed trees required for retention. One Exempt Species palm exists and this does not require Council consent for removal as proposed. The proposed landscape works include pavements, access paths, walling, and planting of native trees, shrubs and groundcovers.

The Landscaped Open Space area is substantially less than the required percentage and as such the proposed landscape works will only provide sparse softening of the bulk and scale and the built form will be prominent along the streetscape, and this is to be considered by Planning based on merit assessment.

The Landscape Plan includes canopy tree planting along the northern boundary at Gardere Avenue that conflicts with maintaining views to surrounding properties of the Curl Curl coast and ocean and an condition shall be imposed to either maintain the selected species at 3 metres height or preferably to substitute the proposed species with an alternative species to 3 metres height at maturity.

Should the development be approved, conditions of consent shall be imposed.

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

Landscaping is to be implemented in accordance with the approved Landscape Plan, inclusive of the following conditions:

i) the proposed Banksia integrifolia shown on the Landscape Plan shall be not be planted, and shall be substituted with a native tall shrub capable of attaining 3 metres in height at maturity, and the following list is provided as suggestions: Banksia spinulosa, Leptospermum laevigatum, or Melaleuca nodosa, as contained in Council's Native Plant Species Guide - Curl Curl Ward.

Prior to the issue of any Occupation Certificate details (from a landscape architect or landscape designer) shall be submitted to the Principal 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.