

## Landscape Referral Response

<b>Application Number:</b>	DA2022/1506
<b>Date:</b>	13/12/2022
<b>Proposed Development:</b>	Construction of a boatshed
<b>Responsible Officer:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 51 DP 740538 , 1772 Pittwater Road BAYVIEW NSW 2104 Lot LIC 306701 , 1772 Pittwater Road BAYVIEW NSW 2104

### 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 Statement of Environmental Effects notes that the approved landscape area does not alter from the approved ratio under development consent DA2020/0014, and that the proposal of the boat shed replaces existing turf and garden area with a new boathouse with a green roof, decking and stairs and this is depicted on the plans. The matter of landscaped area upon the property within the C4 Environmental Living zone shall be determined by the Assessing Planning Officer.

A Landscape Plan is approved under development consent DA2020/0014 for the property, and relative to this application conditions shall be imposed for the part of the new boat shed works contained under this development application to ensure landscaped areas on structure as a green roof contain a minimum 300mm for groundcover or accent planting.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

#### On Slab Landscape Works

Details shall be submitted to the Certifier prior to the issue of the Construction Certificate indicating the proposed method of waterproofing and drainage to the green roof over the boat house, over which soil and planting is being provided. Landscape treatment details shall be submitted to the Certifier prior to the issue of the Construction Certificate indicating the proposed soil type, planting, automatic irrigation,

services connections, and maintenance activity schedule.

The following soil depths are required to support mass planting: a minimum 300mm for groundcover or accent planting. Mass planting shall be installed at 4 plants per metre square for groundcovers / accents of a minimum 140mm container size at planting, and shall be in a planter bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch,

Design certification shall be submitted to the Certifier by a qualified Structural Engineer, that the planters are designed structurally to support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: To ensure appropriate soil depth for planting and ensure waterproofing and drainage is installed.

### **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.

The approved landscape area shall in perpetuity remain as planting under the development consent.

Reason: To maintain local environmental amenity.