

Landscape Referral Response

Application Number:	DA2018/1195
Date:	21/09/2018
Responsible Officer:	Renee Ezzy
Land to be developed (Address):	

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 proposal is acceptable subject to completion of landscaping to integrate the signs into a landscaped setting.

Council's Landscape section have assessed the modification application against then following Pittwater DCP21 Control:

C.6.2 Natural Environment and Landscaping Principles

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

Landscaping

Landscaping is to be implemented in accordance with the following requirements:

- sign 1 shall be planted at the street frontage with low shrub planting to provide visual interest and to attain a height of at least 1 metre at maturity, planted at 300mm pot size, and planted no more than 700mm apart,
- the sign 2 walling extent shall be planted at the street frontage with low groundcovers including

flowering or foliage plants to provide a visual attribute, planted at 200mm pot size, and planted no more than 450mm apart,

c) sign 3 shall be planted at the street frontage with low shrub planting to provide visual interest and to attain a height of at least 1 metre at maturity, planted at 300mm pot size, and planted no more than 700mm apart,

d) sign 4 shall be planted at the street frontage with low shrub planting to provide visual interest and to attain a height of at least 1 metre at maturity, planted at 300mm pot size, and planted no more than 700mm apart,

e) 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 conditions of consent,

f) 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 established and an ongoing maintenance program is commenced.

Reason: to integrate the signage into the landscape setting.

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.

Reason: to maintain local environmental amenity and ensure development integrates into the landscape setting.