

Landscape Referral Response

Application Number:	DA2018/1333
Date:	05/11/2018
Responsible Officer:	Ashley Warnest
Land to be developed (Address):	Lot 1 DP 1205310 , 67 Marine Parade 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 landscape component of the proposal is acceptable subject to completion of landscaping and the protection of existing trees and vegetation.

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

B4.22 Protection of Trees and Bushland
C1.1 Landscaping

C1.5 Visual Privacy

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and vegetation protection

A) Existing trees and vegetation shall be retained as follows:

- i) all trees and vegetation within the site, not impacted by development, shall be protected during all construction stages, and excluding exempt trees under the relevant planning instruments or legislation,
- iii) all other trees and vegetation located on adjoining properties,
- iv) all road reserve trees and vegetation.

B) Tree protection shall be generally undertaken as follows:

- i) all tree protection shall be in accordance with AS4970- 2009 Protection of Trees on Development Sites, with particular reference to Section 4, and as recommended in the Arboricultural Assessment & Development Impact report prepared by RainTree Consulting,
- ii) any tree roots exposed during excavation with a diameter greater than 25mm within the TPZ must be assessed by an Arborist,
- iii) to minimise the impact on trees and vegetation to be retained and protected, no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of existing trees and vegetation to be retained,
- iv) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorized by the Project Arborist on site,
- v) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF Level 5 Arborist on site,
- vi) should either or both iv) and v) occur during site establishment and construction works, a AQF Level 5 Arborist shall provide recommendations for tree protection measures provided,
- vii) details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority should either of the above events occur.

Reason: to retain and protect significant planting on development sites.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Landscape works

- A) Existing landscaping not impacted by the works is to remain in place and protected during construction works. Any damage to existing landscaping shall be replaced with like planting.
- B) Landscaping shall be implemented in accordance with the landscape documents prepared by Serenescapes, drawing numbers L-01 to L-05, inclusive of the following requirements to assist with privacy:
 - i) the proposed planter documented on L-02 shall extend to the southern side of the proposed deck and shall finish at a height equal to the pool deck level (RL 38.57),
 - ii) planting to the planter shall consist of shrubs capable of attaining 1 metre in height,
 - iii) 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 documents and any conditions of consent.

Reason: to soften development and provide privacy to adjoining neighbours.

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.

Replacement tree planting shall be maintained for a minimum period of 12 months following practical completion. If any tree required to be planted under this consent fails, they are to be replaced with similar species.

Reason: to maintain local environmental amenity and ensure landscaping continues to soften the built form.