

Landscape Referral Response

Application Number:	Mod2025/0398
Date:	01/08/2025
Proposed Development:	Modification of Development Consent DA2024/1530 granted for Alterations and additions to a dwelling house including a swimming pool
Responsible Officer:	Olivia Ramage
Land to be developed (Address):	Lot G DP 400696 , 2131 Pittwater Road CHURCH POINT NSW 2105

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 application is for modification to development consent DA2024/1530.

The proposed modifications retain the landscaped setting in the front and rear setbacks as approved under DA2024/1530. The Landscape Plans will require coordination with the amended architectural design, mainly the internal courtyard spaces. All conditions imposed under DA2024/1530 remain. Condition 33 Landscape Completion will be amended as part of this modification.

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

Landscape works are to be implemented in accordance with the approved Landscape Plans, and inclusive of the following conditions:

- landscape works are to be contained within the legal property boundaries,
- tree, shrub and groundcover planting shall be installed as indicated on the approved Landscape Plans, unless otherwise imposed by conditions,
- coordinate with the architectural plans to ensure all approved landscaped areas are suitably planted,
- new planting shall incorporate a minimum 80% locally native vegetation species by quantity,
- all *Pennisetum* species shall be removed from the schedule and shall be replaced with non self-

seeding species of similar form and size,

f) at least two locally native trees selected from Northern Beaches Council's Native Plant Species Guide - Pittwater Ward shall be planted to achieve at least 6.0 metres in height at

maturity, with one located in the rear of the property and one located in the front of the property, planted at a minimum pre-ordered size of 75 litres; meet the requirements of

Australian Standard AS2303 - Tree Stock for Landscape Use; planted into a prepared planting hole 1m x 1m x 600mm depth generally, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established; and shall be located at least 3.0 metres from buildings or more, at least 1.5 metres from common boundaries; and located either within garden bed or within a prepared bed within lawn,

g) mass planting shall be in a garden bed prepared with a suitable free draining soil mix and minimum 75mm depth of mulch,

h) all proposed tree planting shall be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight to living rooms, private open space and where the proposed location of trees may otherwise be positioned to minimise any significant loss of views from neighbouring and nearby dwellings and from public spaces,

i) where swimming pools are part of the development works, selected planting shall comply with the planting and care requirements of AS1926.1 for a non-climbable zone.

Prior to the issue of an Occupation Certificate, details (from a landscape architect, landscape designer or qualified horticulturalist) shall be submitted to the Principal Certifier, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.