

Landscape Referral Response

Application Number:	Mod2018/0330
Date:	18/09/2018
Responsible Officer:	Nick Armstrong
Land to be developed (Address):	Lot 49 DP 23429 , 21 Woorarra Avenue NORTH NARRABEEN NSW 2101

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 modification proposal is acceptable subject to completion of landscaping.

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

C1.1 Landscaping

C1.5 Visual Privacy

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**

Landscape completion

Landscaping is to be implemented in accordance with the Landscape Concept Plan DA10, issue C,

prepared by JJ Drafting, inclusive of the following conditions:

- a) all nominated screening native shrub planting (Syzygium 'resilience') shall be capable of achieving 3 metres in height at maturity, planted at 200mm pot size minimum, and planted no more than 1.0m apart,
- b) 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 any conditions of consent.

Reason: preservation of landscape amenity and visual privacy.

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 and be generally in accordance with the Landscape Plan.

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