

Landscape Referral Response

Application Number:	DA2020/0338
Date:	13/05/2020
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 20 DP 271139 , 63 Warriewood Road WARRIEWOOD NSW 2102

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 for the erection of a new two storey dwelling, in terms of landscape outcome is acceptable, subject to conditions on the completion of landscaping, and subject to conditions to protect existing street tree planting.

Council's Landscape Referral staff have assessed the proposal against the following Pittwater 21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

D16 Warriewood Valley Locality

D16.5 Landscaped Area for Newly Created Individual Allotments

D16.12 Fences

A Landscape Plan is provided with the development application. The Landscape Plan provides compliance to D16.5 Landscaped Area for Newly Created Individual Allotments requirements in terms of tree planting, and conditions of consent shall be imposed on appropriately locating such tree planting.

An amended Landscape Plan is required to delete wall/fences forward of the building line along Warriewood Road, in accordance with the control requirement of D16.12 Fences. Fencing is not permitted forwards of the building line. Boundaries between public and private land should be delineated by vegetation such as low hedges, garden beds or the like. For corner lots, any fencing along the boundary which fronts the secondary street is only permitted behind the front building line. Fencing of properties is restricted to side and rear boundaries only and should not detract from the streetscape or adversely impact on residential amenity.

No Arboricultural Impact Assessment report is provided, nor required in this instance. The site does not contain any trees of significance. The existing street trees along the Bubalo Street and Warriewood Road street frontage and additionally any existing street trees in the vicinity of the site must be protected during all stages of works.

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

Amended Landscape Plan

An amended landscape plan shall be submitted to the Certifying Authority for approval prior to the issue of a Construction Certificate, to delete the wall/fence forward of the building line along Warriewood Road.

Under the D16.12 Fences control, fencing is not permitted forwards of the building line. Boundaries between public and private land should be delineated by vegetation such as low hedges, garden beds or the like. Letterboxes integrated within a small scale masonry pier wall are permitted.

For corner lots, any fencing along the boundary which fronts the secondary street is only permitted behind the front building line. Fencing of properties is restricted to side and rear boundaries only and should not detract from the streetscape or adversely impact on residential amenity.

Side and rear boundary fencing must not exceed 1.8 metres in height. Fencing must be located on the ground level (existing) of the property boundary, not raised by retaining walls or the like.

Reason: to ensure that the landscape amenity of the streetscape is enhanced.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of existing street trees

All existing street trees in the vicinity of the works shall be retained during all construction stages, including the two street trees fronting this lot with one along Warriewood road and one along Bubalo Street. Existing tree guards shall be maintained in place.

Should any street tree along the site frontage not contain a tree guard or the existing tree guard is damaged during works, tree protection fencing consisting of a four sided 1.8m high x 2.4m length standard wire mesh construction fence, in accordance with Australian Standard AS 4687-2007 - Temporary Fencing & Hoardings, shall be installed around the tree for the duration of the works.

Any street tree damaged or removed shall be replaced at a container size of 200 litres, and in accordance with guidelines provided by Council.

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

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

Landscape works completion

Landscaping shall be completed in accordance with the approved Amended Landscape Plan and the Landscape Plans identified as L/01 Proposed Landscape Plan, L/02 Proposed Elevations, L/03

Proposed Pergola Elevations, L/03 Landscape Details, and L/04 Landscape Specification, prepared by A Total Concept Landscape Architects, inclusive of the following adjustments:

- i) the nominated tree planting shall be planted at minimum 75 litre size,
- ii) each tree planted is to be a minimum area of at least 1.5 metres from adjoining common residential side property boundaries,
- iii) medium sized canopy trees are to be located a minimum of 4-5 metres from existing and proposed dwellings,
- iv) small sized canopy trees are to be located a minimum of 3 metres from existing and proposed dwellings,
- v) all tree planting should be at least 4 metres from each other proposed tree and other existing trees.

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 approved amended landscape plan, and the landscape plans identified as L/01, L/02, L/03, L/03, and L/04, and inclusive of any conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Landscape maintenance

All landscape components are to be maintained for the life of the development or their safe useful life expectancy. A maintenance program is to be established. If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components and species.

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 approved Plans.

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

Environmental and priority weed control

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015 during the life of the development.

Reason: preservation of environmental amenity.