

Landscape Referral Response

Application Number:	DA2019/0418
Date:	27/06/2019
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot 10 DP 1206507 , 39 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, in terms of landscape outcome, is acceptable, subject to conditions.

Council's Landscape section has assessed the proposal against the following Pittwater21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

D16.5 Landscaped Area for Newly Created Individual Allotments

A Landscape Plan is provided with the DA that generally satisfies the DCP Controls, excluding tree canopy planting and selected screen planting along boundaries. An Amended Landscape Plan is required at construction certificate stage.

Canopy tree planting is to be provided that satisfies C1.1 Landscaping and D16.5 Landscaped Area for Newly Created Individual Allotments. Two canopy trees shall be provided within the front yard and 1 canopy tree shall be provided within the rear yard. A range of mixed planting including screen shrubs is to be provided along the boundaries to soften the built form to satisfy C1.1 Landscaping.

No Arboricultural Impact Assessment report is provided. The site does not contain any trees of significance. Any existing street trees in the vicinity of the site must be protected during all stages of works.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Amended Landscape Plan

The Landscape Plan, identified as page No. 11, as prepared by Mark Zeina, shall be amended to include detail information and design provisions to soften the built form, including the following requirements:

- i) existing trees (including street trees in the vicinity of the site) are to be shown,
- ii) two medium canopy trees shall be installed to the front of the property, and one small canopy tree shall be installed to the rear of the property. Species selection shall be consistent with section 2.0 Plant Species of the Warriewood Valley Landscape Masterplan Design Guidelines (Public Domain) 2018, and installed at a minimum 75 litre container size,
- iii) each tree planted is to have a minimum area of 3 metres x 3 metres contained wholly within the site. Canopy trees are to be located a minimum of 4-5 metres from existing and proposed built structures,
- iv) screen shrub planting to the site boundaries to provide privacy to private open space (within site and to adjoining private open spaces on adjoining Lots), planted no more than 1 metre apart, and installed at a minimum 200mm container size,
- v) fencing is not permitted forward of the front building line. Boundaries between public and private land shall be delineated by vegetation such as low hedges, garden beds or the like.

The Certifying Authority shall document acceptance of the Amended Landscape Plan satisfying the above conditions inclusive of i) to v).

Reason: to ensure that the landscape treatments are installed to provide landscape amenity and ensure appropriate landscape treatment to soften the built form.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Street tree protection - General

- i) all existing street trees in the vicinity of the works shall be retained during all construction stages,
- ii) any street tree damaged or removed shall be replaced 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

Landscaping is to be implemented in accordance with the approved Amended Landscape Plan.

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 inclusive of any conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity and soften the built form.

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. A 12 month landscape establishment program is to be undertaken for all planting. If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components and species.

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.

Reason: preservation of environmental amenity.