

## Landscape Referral Response

<b>Application Number:</b>	DA2019/0418
<b>Date:</b>	20/06/2019
<b>Responsible Officer:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	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 not acceptable.

The documents are inconsistent in the works proposed. The Site Plan (page 2) shows the driveway extent to the southern front boundary, whilst the Landscape Plan (page 11) shows a garden area along the southern front boundary, containing proposed planting.

Council's Landscape section has assessed the proposal against the following Pittwater21 DCPC Controls:  
B4.22 Preservation of Trees and Bushland Vegetation  
C1.1 Landscaping  
D16.5 Landscaped Area for Newly Created Individual Allotments

The Landscape Plan is provided that does not satisfy C1.1 Landscaping and D16.5 Landscaped Area for Newly Created Individual Allotments.

The Landscape Plan requires at least 2 canopy trees to the front setback capable of attaining 12 metres in height at maturity, and 1 small trees to the rear setback capable of attaining 12 metres in height at maturity to satisfy D16.5 Landscaped Area for Newly Created Individual Allotments. The Landscape Plan does not achieve this requirement, with small trees shown in the front setback and no trees proposed for the rear setback.

Additionally, screen shrub planting should be provided to the rear boundaries to provide privacy to private open space.

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 refusal

**Refusal comments**

**Recommended Landscape Conditions:**

Nil.