

Landscape Referral Response

Application Number:	DA2020/0027
Date:	10/03/2020
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 27 DP 271139 , 14 Bubalo Street 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 dwelling, in terms of landscape outcome is acceptable, subject to conditions.

Council's Landscape section has assessed the proposal against the following Pittwater 21 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. An Amended Landscape Plan is required to demonstrate compliance to D16.5 Landscaped Area for Newly Created Individual Allotments requirement for at least one small canopy tree within the front setback and one small canopy tree to the rear setback.

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

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 issued to the Certifying Authority for approval prior to issue of the Construction Certificate to demonstrate the following requirement:

- i) one small canopy tree shall be installed to the front of the property, and one small canopy tree shall be installed to the rear of the property,
- ii) the nominated tree planting shall be planted at minimum 75 litre size. 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 3-4 metres from existing and proposed dwellings,
- iii) small canopy trees shall be as listed in the Warriewood Valley Landscape Masterplan Design Guidelines, consisting of the following selection: *Acmena smithii* 'cultivars'; *Backhousia myrtifolia*; *Banksia serrata*; *Banksia integrifolia*; *Callitris rhombodea*; *Ceratopetalum gummifera*; *Hymenoporum flavum*; *Syzygium paniculatum* 'cultivars'; *Tristaniaopsis laurina*; and *Livistona australis*,
- iv) fencing is not permitted forward of the front building line. Boundaries between public and private land shall be delineated by vegetation as nominated on the Landscape Plan, such as low hedges, garden beds or the like.

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

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. 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 completion

Landscaping shall be completed 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.

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 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 Landscape Plan.

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.