

Landscape Referral Response

Application Number:	DA2021/0291
Date:	06/04/2021
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot 14 DP 270907 , 14 Baz Retreat 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 is for the construction of retaining walls to the rear and side boundaries as documented on the plans. Other documentation on the plans including landscape works are not applicable under the development application.

Landscape works under development application DA2021/0206 are not part of this development application, and conditions of consent, should the application be approved, are part of DA2021/0206.

Council's Landscape Referral staff have assessed the proposal against the following Pittwater 21 DCP Controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D16 Warriewood Valley Locality

Landscape Referral raise no objections to the construction of retaining walls under this application.

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

Completion of Retaining Walls

Retaining walls are to be constructed in accordance with the alignment as shown on the approved plans, inclusive of the following conditions:

- i) no excavation is permitted beyond property boundaries,
- ii) drainage provisions shall be incorporated behind the retaining walls,
- iii) retaining wall heights are limited to the finished levels as documented,
- iv) landscape works as part of DA2021/0206 shall be included.

Prior to the issue of any Occupation Certificate details shall be submitted to the Principal Certifying Authority certifying that the retaining wall works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.