

## Landscape Referral Response

<b>Application Number:</b>	DA2025/0074
<b>Date:</b>	14/03/2025
<b>Proposed Development:</b>	Construction of a dwelling house
<b>Responsible Officer:</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 20 DP 271326 , 20 Raven Circuit 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

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, and in particular D16.1 Character as viewed from a public place, D16.5 Landscaped Area for Newly Created Individual Allotments, D16.6 Front building lines, and D16.12 Fences

The property is a vacant lot with no existing trees within the property boundaries. Existing street trees are present within the road verge of Raven Circuit as part of subdivision works, and all shall be protected, including the street tree fronting the property, and not impacted by construction activities including deliveries, and protection is subject to conditions of consent.

The submitted Landscape Plan A1.15 does not provide adequate landscape setting outcomes as documented and requires amendment to satisfy D16.5 Landscaped Area for Newly Created Individual Allotments, and the following landscape requirements shall be included in the Landscape Plan as amended:

- to the rear boundary a 1.0 metres wide garden bed shall be included to support planting to achieve at least 3.0 metres in height at maturity,
- to the rear of the property one small tree to achieve at least 6.0 metres in height shall be located to reduce built form and provide landscape amenity,
- the proposed front of property shall be landscaped in accordance with the Landscape Plan, subject to conditions, including the provision of tree planting, and the provision of a 1.0 metre wide garden bed for shrub planting,
- documentation of existing street tree retention and protection requirements,

- no front fences are permitted to satisfy D16.1 and D16.12.

The Stormwater Plans are noted and do not impact the provision of the landscape setting outcomes.

Subject to the provision of a Landscape Plan as amended by conditions, Landscape Referral raise no concerns.

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, based on plan A1.15, shall be issued to the Principal Certifier prior to the issue of a Construction Certificate to include the following details:

- a) to the rear boundary a 1.0 metres wide garden bed shall be documented and shall support dense shrub screen planting to achieve at least 3.0 metres in height at maturity, and plants are to be installed at minimum 900mm intervals and be of a minimum container size of 200mm,
- b) to the rear of the property one locally native tree to achieve at least 6.0 metres in height shall be located, and tree planting shall be a minimum pre-ordered planting size of 45-75 litres; located at least 3.0 metres from buildings or more; and at least 1.5 metres from common boundaries; and located within a prepared bed within lawn or an extended garden bed for the tree planting,
- c) to the front boundary within the property a 1.0 metres wide garden bed shall be documented and shall support dense shrub screen planting to achieve at least 2.0 metres in height at maturity, and plants are to be installed at minimum 900mm intervals and be of a minimum container size of 200mm,
- d) to the front setback one locally native tree to achieve at least 6.0 metres in height shall be located, and tree planting shall be a minimum pre-ordered planting size of 45-75 litres; located at least 3.0 metres from buildings or more; and at least 1.5 metres from common boundaries; and located within a prepared bed within lawn or an extended garden bed for the tree planting,
- e) all tree planting shall be selected in accordance with the Warriewood Valley Landscape Masterplan and Design Guidelines,
- f) the existing street tree shall be documented for retention and protection,
- e) no front fences are permitted to satisfy forward of the front building line.

Certification shall be submitted to the Principal Certifier that these amendments have been documented.

Reason: 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 and the street tree at the development site frontage shall be retained during all construction stages and thereafter. Existing tree guards shall be maintained in place. Should the existing tree guard be 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, unless otherwise directed by an

Arborist with minimum AQF Level 5 in arboriculture shall be installed around the tree for the duration of the works. All fencing shall be located to allow for unrestricted and safe pedestrian access upon the road verge.

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

### **Tree and Vegetation Protection**

a) Existing trees and vegetation shall be retained and protected, including:

- i) all trees and vegetation located on adjoining properties,
- ii) all trees and vegetation within the road reserve.

b) Tree protection shall be undertaken as follows:

- i) tree protection shall be in accordance with AS4970-2009 Protection of trees on development sites,
- ii) the following arboricultural requirements shall be adhered to unless authorised by an Arborist with minimum AQF level 5 qualifications: existing ground levels shall be maintained within the tree protection zone of trees to be retained; removal of existing tree roots at or >25mm (Ø) diameter is not permitted; no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained; and structures are to bridge tree roots at or >25mm (Ø) diameter,
- iii) the activities listed in section 4.2 of AS4970-2009 Protection of trees on development sites, shall not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site,
- iv) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy, and shall be in accordance with AS4373-2007 Pruning of amenity trees,
- v) the tree protection measures specified in this clause must: i) be in place before work commences on the site, and ii) be maintained in good condition during the construction period, and iii) remain in place for the duration of the construction works.

The Principal Certifier must ensure that:

c) The arboricultural works listed in a) and b) are undertaken as complaint to AS4970-2009 Protection of trees on development sites.

Reason: Tree and vegetation protection.

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

### **Landscape Completion**

a) Landscape works are to be implemented in accordance with the approved Amended Landscape Plan, including:

- i) to the rear boundary a 1.0 metres wide garden bed shall be documented and shall support dense shrub screen planting to achieve at least 3.0 metres in height at maturity, and plants are to be installed at minimum 900mm intervals and be of a minimum container size of 200mm,
- ii) to the rear of the property one locally native tree to achieve at least 6.0 metres in height shall be located, and tree planting shall be a minimum pre-ordered planting size of 45-75 litres; located at least 3.0 metres from buildings or more; and at least 1.5 metres from common boundaries; and located within a prepared bed within lawn or an extended garden bed for the tree planting,
- iii) to the front boundary within the property a 1.0 metres wide garden bed shall be documented and shall support dense shrub screen planting to achieve at least 2.0 metres in height at maturity, and plants are to be installed at minimum 900mm intervals and be of a minimum container size of 200mm,
- iv) to the front setback one locally native tree to achieve at least 6.0 metres in height shall be located, and tree planting shall be a minimum pre-ordered planting size of 45-75 litres; located at least 3.0 metres from buildings or more; and at least 1.5 metres from common boundaries; and located within a

- prepared bed within lawn or an extended garden bed for the tree planting,
- v) all tree planting shall be selected in accordance with the Warriewood Valley Landscape Masterplan and Design Guidelines,
  - vi) the existing street tree shall be documented for retention and protection,
  - vii) no front fences are permitted to satisfy forward of the front building line.
- b) Landscape works are to be contained within the legal property boundaries.

Prior to the issue of an Occupation Certificate, details (from a landscape architect, landscape designer or qualified horticulturalist) shall be submitted to the Principal Certifier, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.

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

#### **Landscape Maintenance**

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting. 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 Amended Landscape Plan and any conditions of consent.

The approved landscape planted areas consisting of lawn, planting at grade, planting on structure shall in perpetuity remain as planting under the development consent and shall not be replaced with any hard paved surfaces or structures.

Reason: To maintain local environmental amenity.