

## Landscape Referral Response

<b>Application Number:</b>	DA2021/1478
<b>Date:</b>	08/10/2021
<b>Responsible Officer:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 2 DP 1115877 , 53 A 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 development application is for the Subdivision of 1 lot into a 22 lot Community title residential subdivision and construction of 21 associated dwellings. Proposed works include the civil works required to extend an existing public road (Lorikeet Grove) and creek rehabilitation works (Narrabeen Creek) within the site.

Lot 1, being a Community lot, is divided into two parts: Part Lot - Private accessway road to join Warriewood Road and Lorikeet Grove, and Part Lot - a water quality and detention basin within the 25m-50m Narrabeen Creek offset. Lots 2 to 22 inclusive are residential lots. Lot 23 will be dedicated to Council as the inner 25 metre public creekline corridor along the watercourse, within the Narrabeen Creek riparian rehabilitation zone.

The development application proposal integrates the multiuse riparian corridor creekline requirements as identified in the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain) requiring: a 50 metre creekline corridor consisting of an inner 25 metre public creekline corridor along the watercourse and an outer 25 metre private setback to the development site, with ownership and responsibility of the 25 metre private setback belonging to future owners of the development site. It is noted however that residential Lot 20 encroaches into the outer 25 metre zone.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan, the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain), and the following Pittwater 21 DCP Controls:

- B4.22 Preservation of Trees and Bushland Vegetation
- C6.2 Natural Environment and Landscaping Principles
- D16 Warriewood Valley Locality

Under clause C6.2 - Integration with Creekline Corridor and the Public Domain, the following outcome is to be achieved: extensive stands of *Casuarina glauca*, and groves of *Eucalyptus robusta* with other native feature trees, indigenous understorey and ground covers, which are to comprise a minimum of 75% of the total creekline corridor area; and the landscaping treatment of the 25 metre wide Outer

Creekline Corridor is to appear as part of the public domain.

Under clause C6.2 - Landscaping of existing and proposed Public Road Reserves, the following outcome is to be achieved: street trees planted within the road verge placed at 6-12 metre intervals, dependent on the plants location and species in accordance with the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain).

Landscape Plans as submitted indicate public domain treatment, street tree planting, and landscaping to each lot and street verge, as well as Narrabeen Creek rehabilitation works.

No Vegetation Management Plan is submitted with the development application for the 50 metre riparian creekline corridor. Amended Landscape Plans are required at Construction Certificate stage, and shall co-ordinate the Landscape Plans with a Vegetation Management Plan for the riparian creekline corridor, which shall provide relevant information including but not limited to: weed management; preliminary works; vegetation management works and species composition and densities, plant sources; schedule of works; and monitoring and reporting.

It is noted that the landscaped area requirements fall short as required under control D16.5 Landscaped area for newly created individual allotments, by 1-2% for 17 lots and by 1-5% for the remaining 4 lots.

The landscape proposal as documented generally satisfies the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain) and Pittwater 21 DCP control 16.5. Detail Amended Landscape Plans shall ensure compliance with control 16.5 including the provision of canopy tree planting for lots fronting Warriewood Road, and the inclusion of trees to both the rear and frontages of lots, and as guided by the recommended tree planting species listed under control 16.5, and the Amended Landscape Plans shall provide detailed landscape works information including materials selection and schedules. Conditions shall be imposed to remove nominated seed-spreading species from the plant schedule.

The 2.5m shared path within the riparian creekline corridor shall be located as per the Civil Plan 434-20C-DA-1102 from the boundary with adjoining property 53B Warriewood Road and along the Bio-retention Basin, and then shall be altered and be diverted toward Lorikeet Grove, upon which, Council plan to install the 2.5m share path within the road reserve of Lorikeet Grove of the Ibis Place development, also identified as the road reserve fronting the outer 25 metre private riparian setback known as 16-22 Lorikeet Grove.

An Arboricultural Impact Assessment report is submitted including assessment of existing trees within the site and within adjoining properties. Existing native trees within the site identified as tree numbers 1, 2, 3, 11, 12, and 13 are required for removal for development works as no design alternative is available for retention. Existing native trees within the site riparian area identified as tree numbers 29 and 30 shall be retained and managed. Exempt Species within the site do not require Council consent for management or removal. The existing trees located within adjoining property 53B Warriewood Road and assessed in the Arboricultural Impact Assessment report are covered under development consent DA2019/0263.

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 Plans

Amended Landscape Plans shall be issued for Construction Certificate approval inclusive of the following information:

- a) The 2.5m shared path within the riparian creekline corridor shall be amended as follows:
  - i) from the boundary with adjoining property 53B Warriewood Road and along the Bio-retention Basin, the sharepath shall be as shown on the Civil Plan drawing number 434-20C-DA-1102, and then,
  - ii) shall be realigned and be directed toward the Lorikeet Grove road reserve of the Ibis Place development, also identified as the road reserve fronting the outer 25 metre private riparian setback known as 16-22 Lorikeet Grove,
- b) The 2.1m wide shared path along Warriewood Road is to located in accordance with the approved Civil Plans, and is to align with adjoining built paths,
- c) The 1.5m wide shared path along Lorikeet Grove and along the Accessway is to be located in accordance with the approved Civil Plans, and is to align with any adjoining built paths,
- d) No fencing is permitted forward of the front building line of residential lots and any such reference shall be removed, including to the proposed fencing fronting Warriewood Road,
- e) Street tree planting along Warriewood Road shall be installed in accordance with specification guidelines and materials schedule contained in S-1 of the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain), including:
  - i. all street trees along Warriewood Road are to be *Lophostemon confertus*, pre-ordered for delivery at a minimum 400 litre stock,
  - ii. all street trees shall be 4m overall height, with a 1.8m clear trunk, and minimum 60mm trunk caliper, and subject to final approval by Council,
  - iii. all trees to be grown by recognised nursery under Natspec growing guidelines,
  - iv. alternative street tree container sizes and specifications may be considered only when existing or installed services or road infrastructure limit the available soil volume where a large rootball will not be possible, subject to Council approval,
  - v. garden bed planting under the street tree planting along Warriewood Road shall be installed in accordance with S-1 guidelines.
- f) Street tree planting along Lorikeet Grove and the Accessway road shall be installed in accordance with specification guidelines and materials schedule contained in S-3 of the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain), including:
  - i. all street trees to be as nominated in the plant schedule, pre-ordered for delivery at a minimum 400 litre stock, and subject to final approval by Council,
  - ii. all street trees shall be 4m overall height, with a 1.8m clear trunk, and minimum 60mm trunk caliper, and subject to final approval by Council,
  - iii. all trees to be grown by recognised nursery under Natspec growing guidelines,
  - iv. alternative street tree container sizes and specifications may be considered only when existing or installed services or road infrastructure limit the available soil volume where a large rootball will not be possible, subject to Council approval,
- g) residential lot tree planting shall satisfy the requirements under DCP control 16.5 including the provision of canopy tree planting for lots fronting Warriewood Road, and the inclusion of trees to both the rear and frontages of lots, Conditions shall be imposed to remove nominated seed-spreading species from the plant schedule,
- h) the following seed-spreading species are not permitted to be installed: *Cupaniopsis anacardioides* and *Rhaphiolepis 'Oriental Pearl'*, and shall be replaced with locally non spreading native species,
- i) The location of underground services is to be consistent with the approved Civil Plans, as amended by any conditions of consent,
- j) The Amended Landscape Plans within the 50 metre riparian creekline corridor shall be consistent with the recommendations of the Vegetation Management Plan,
- k) All tree planting within the riparian corridor shall be a minimum 45 litre container size, to include stakes for support, and mulch mounding for water retention,

l) All road verge turf and residential lot turf shall be Wintergreen Couch, and shall be in accordance with the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain) S-1 and S-3, including soil preparation.

The Amended Landscape Plans shall be issued to the Certifying Authority prior to the issuance of the Construction Certificate.

Reason: To enable the long term establishment of the desired streetscape character and creekline corridor.

## CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

### **Tree Removal Within the Property**

This consent approves the removal of the following tree(s) within the property (as recommended in the Arboricultural Impact Assessment):

- T1 Spotted Gum
- T2 Sydney Blue Gum
- T3 WA Golden Wattle
- T11, T12, and T13 She Oak

Exempt Species: T4, T5, T10 as listed in the Development Control Plan do not require Council consent for management or removal.

Reason: To enable authorised building works.

### **Tree Removal Within the Road Reserve**

This consent approves the removal of the following tree(s) within the road reserve (as recommended in the Arboricultural Impact Assessment):

- T3A: WA Golden Wattle

Removal of the approved tree/s in the road reserve shall only be undertaken by a Council approved tree contractor. Details of currently approved tree contractors can be obtained from Northern Beaches Council's Trees Services Section prior to removal.

Reason: Public liability.

## CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

### **Tree and Vegetation Protection**

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

- i) all trees and vegetation within the riparian area identified as T29 She Oak and T30 Swamp Mahogany,
- ii) all trees and vegetation located on adjoining properties,
- iii) all road reserve trees and vegetation.

b) Tree protection shall be undertaken as follows:

- i) tree protection shall be in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites, including the provision of temporary fencing to protect existing trees within 5 metres of development,
- ii) existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by an Arborist with minimum AQF Level 5 in arboriculture,
- iii) 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,

- iv) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with an Arborist with minimum AQF Level 5 in arboriculture including advice on root protection measures,
- v) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained during the construction works is to be undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of Australian Standard 4970-2009 Protection of Trees on Development Sites,
- vi) the activities listed in section 4.2 of Australian Standard 4970-2009 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,
- vii) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy, and shall be in accordance with Australian Standard 4373-2007 Pruning of Amenity Trees.

Note: All street trees within the road verge and trees within private property are protected under Northern Beaches Council development control plans, except where Council's written consent for removal has been obtained. The felling, lopping, topping, ringbarking, or removal of any tree(s) is prohibited.

Reason: Tree and vegetation protection.

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

### **Landscape Completion**

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

Prior to the issue of any Occupation Certificate details (from a landscape architect or landscape designer) shall be submitted to the Principal Certifying Authority 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 Landscape Plan and any conditions of consent.

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: To maintain local environmental amenity.