

## Landscape Referral Response

<b>Application Number:</b>	DA2020/0273
<b>Date:</b>	30/03/2020
<b>Responsible Officer:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot 8 DP 1206507 , 43 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 for the erection of a new dwelling, in terms of landscape outcome is acceptable, subject to conditions on the completion of landscaping, and subject to conditions to protect existing street tree planting.

Council's Landscape Referral staff have 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 development application. The Landscape Plan provides compliance to D16.5 Landscaped Area for Newly Created Individual Allotments requirements in terms of tree planting, and conditions of consent shall be imposed on appropriately locating such tree planting. All other landscape proposals satisfy the Pittwater 21 DCP landscape controls.

No Arboricultural Impact Assessment report is provided, nor required in this instance. The site does not contain any trees of significance. The existing street trees along the Warriewood Road street 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 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 Landscape Plans identified as Sheet 01, 02, 03, 04, 05 and 06, prepared by Wisdom Pools & Landscapes, inclusive of the following adjustments:

- i) the scheduled Cupaniopsis anacardioides is not permitted, and shall not be planted.
- ii) one medium canopy tree and one small canopy tree, as listed in the Warriewood Valley Landscape Masterplan Design Guidelines shall be installed to the front of the property, and one small canopy tree, as listed in the Warriewood Valley Landscape Masterplan Design Guidelines shall be installed to the rear of the property,
- iii) the nominated tree planting shall be planted at minimum 75 litre size. Each tree planted is to be a minimum area of at least 1.5 metres from adjoining common residential side boundaries. Medium canopy trees are to be located a minimum of 4-5 metres and small canopy trees are to be located a minimum of 3 metres from existing and proposed dwellings,
- 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.

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 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 or their safe useful life expectancy. 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.