

Landscape Referral Response

Application Number:	DA2021/2604
Date:	04/03/2022
Responsible Officer:	Nick England
Land to be developed (Address):	Lot 6 DP 736961 , 10 Fern Creek 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 construction of a dwelling house and associated site and landscape works upon Lot 2.

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 D16.5 Landscaped Area for Newly Created Individual Allotments, and D16.12 Fences

The property within the lot boundaries contains four existing native trees, of which two have been recommended for removal previously and are identified in the Arboricultural Impact Assessment as tree 15 and 19 - *Angophora costata* and no concerns are raised. The Arboricultural Impact Assessment however recommends the retention and protection of tree number 15 - *Angophora costata*, and tree number 18 - *Eucalyptus haemastoma* within the property and no updated Arboricultural Impact Assessment report is provided to suggest otherwise. In review of the development application documents including architectural and stormwater it is evident that both these trees can be retained.

On the basis that the application is proposing removal of the two trees recommended in the Arboricultural Impact Assessment for retention, without any subsequently arboricultural evidence to suggest otherwise, Landscape Referral does not support the application.

Other comments:

Existing trees are present within adjoining lots and street trees are present within the road verge of Fern Creek Road as well other road verge street tree within the development, and all shall be protected and not impacted by construction activities including deliveries, and protection is subject to conditions of consent.

The Architectural Plans include fencing and associated walling to the development front setback and this shall be removed. Under DCP control D16.12 Fences, the front setback between public and private land shall be delineated by vegetation, such as low hedges, garden beds or the like, and fencing is not permitted forward of the front building line to ensure an appropriate front setback landscape amenity to the streetscape.

A Landscape Plan is submitted proposing landscape works to enhance the landscape setting of the lot development and no concerns are raised, apart from clarification requirements regarding the existing trees recommended for retention, and the Landscape Plan may be supported subject to conditions of consent, including an Amended Landscape Plan to provide detailed plans at Construction Certificate stage to ensure compliance with the Pittwater 21 DCP landscape controls, and the following shall be documented or amended on the detailed plans:

- the plant schedule shall include a minimum of 70% endemic vegetation, with all canopy trees to be endemic, whilst smaller trees may be exotic,
- exempt species are to be removed from the proposed plant schedule and these include *Cupaniopsis* and *Fraxinus* species listed in the development application document,
- environmental weeds are not permitted to be planted and shall be removed from the proposed plant schedule and these include *Cupaniopsis*, *Rhapiolepis* and *Pennisetum* species listed in the development application document,
- canopy tree endemic planting shall be either *Angophora costata*, *Eucalyptus punctata*, *Syzygium paniculatum*, and *Waterhousia floribunda* where space permits, and smaller trees shall be selected from *Backhousia myrtifolia*, *Eleocarpus reticulatus*, *Hymenosporum flavum*, *Syzygium leuhmannii*, and *Tristaniopsis laurina*,
- all tree planting is to be located a minimum of 3 metres from existing and proposed dwellings, and ideally 5 metres for canopy trees,
- each tree is to be located at least 1.5 metres from adjoining common residential side boundaries,
- hard landscape materials and landscape structures (excluding front setback fencing and walling) shall be in accordance with the development application document,
- fencing is not permitted forward of the front building line. Boundaries between public and private land shall be delineated by vegetation, such as low hedges, garden beds or the like.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.