

Landscape Referral Response

Application Number:	DA2020/0869
Date:	26/10/2020
Responsible Officer:	Penny Wood
Land to be developed (Address):	Lot 17 DP 270907 , 20 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 for the construction of a new dwelling. 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 site is a vacant lot with no existing vegetation within the site nor within the road verge. A Landscape Plan is submitted with the application prepared by Jamie King Landscape Architect. A concurrent application for a swimming pool, replacement of fencing and retaining walls is part of DA2020/1120. The retaining wall alignment under DA2020/1120 to the northern corner shall prevail.

Landscape Referral have no objections subject to conditions of consent for the completion of landscape works.

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

Landscape completion

Landscaping shall be completed in accordance with the Landscape Plan Sht-101 and Sht-102, inclusive of the following requirements:

- i) retaining wall alignment shall be as shown under DA2020/1120, and any excavation shall be contained wholly within the site boundary, and not encroach upon adjoining properties,
- i) one (1) small tree shall be planted within the front setback selected as either *Melaleuca linariifolia*, *Backhousia myrtifolia*, or *Tristaniopsis laurina*,
- ii) one (1) medium tree shall be planted within the rear setback selected from the Warriewood Valley Landscape Masterplan Plant List,
- iii) trees shall be planted at minimum 75 litre size, located a minimum area of at least 1.5 metres from adjoining common residential side boundaries, and at least 3 metres from existing and proposed dwellings,
- iv) screen planting to the rear boundary, to continue from the requirements of DA2020/1120, shall be planted to achieve a height of 3.0 metres at maturity, or be maintained to such a height, and shall be installed at minimum 1 metre intervals and be of a minimum container size of 200mm at planting in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch,
- v) 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.

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 Landscape Plan and inclusive of any conditions.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity.

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

Environmental and priority weed control

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

Reason: preservation of environmental amenity.

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 for establishment. 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.