

Landscape Referral Response

Application Number:	DA2022/2018
Date:	26/05/2023
Proposed Development:	Construction of a dwelling house
Responsible Officer:	Dean Pattalis
Land to be developed (Address):	Lot 9 DP 271326 , 9 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 D16.5 Landscaped Area for Newly Created Individual Allotments, and D16.12 Fences

The property is a vacant lot with no existing trees within the property boundaries, nor within the road reserve fronting this Lot. Existing street trees are present within the road verge of Raven Circuit as part of subdivision works, and all shall be protected, and not impacted by construction activities including deliveries, and protection is subject to conditions of consent.

Amended Master Set Plans, Stormwater Plans and Landscape Plans are submitted to address the concerns regarding the impact of the previous stormwater proposal on streetscape amenity and landscape character.

The amended plans include the provision of a 1.5 metre setback from the front boundary to the OSD walling, to allow for an adequate garden bed width to address the landscape outcomes of D16.1, D16.5, D16.6 and C1.1, such that the proposed landscape garden bed width across the frontage allow landscaping to be integrated, allows structures within the frontage to be screened from the public place, and provides the opportunity for landscaping planting to soften the built form.

It is noted that the stormwater OSD tank area is utilised as 'landscaped area' and as such the proposed lawn surface treatment shall be supported by a minimum soil depth of 300mm over the OSD structure, which is not evident on the Stormwater plans or sections, and conditions shall be imposed.

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

On Slab Landscape Works

Details shall be submitted to the Certifier prior to the issue of the Construction Certificate indicating the proposed method of waterproofing and drainage over the OSD structure to support the proposed lawn area, over which soil and planting is being provided.

Landscape treatment details shall also be submitted to the Certifier prior to the issue of the Construction Certificate indicating the proposed soil type, planting, automatic irrigation, services connections, and maintenance activity schedule. The following soil depth is required to support landscaping as proposed: minimum 300mm.

Design certification shall be submitted to the Certifier by a qualified Structural Engineer that the OSD structure slab is designed structurally to support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: To ensure appropriate soil depth for planting and secure waterproofing and drainage is installed.

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 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, shall be installed around the tree for the duration of the works.

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

Landscape works are to be implemented in accordance with the approved Landscape Plan(s), and inclusive of the following conditions:

- a) Landscape works are to be contained within the legal property boundaries,
- b) The garden bed along the front boundary shall be a minimum 1.5 metres in width, and the proposed groundcover planting along the OSD wall shall be replaced with a shrub species capable of attaining at least 1.5 metres in height, and the following suggestions are provided: Syzygium dwarf varieties, Acmena dwarf varieties, Murraya, Viburnum, or as selected,
- c) The garden bed along the rear boundary shall be a minimum 1.0 metres in width,
- d) All tree planting shall be a minimum pre-ordered planting size of 75 litres or as otherwise scheduled if greater in size; meet the requirements of Natspec - Specifying Trees; planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established; and shall be located at least 3.0

metres from buildings or more, at least 1.5 metres from common boundaries; and located either within garden bed or within a prepared bed within lawn,

e) 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, 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 Landscape Plan(s) 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.