

Landscape Referral Response

Application Number:	DA2020/0751
Date:	28/07/2020
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot 4 DP 270907 , 75 Lorikeet Grove 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 and associated works, in terms of landscape is acceptable, subject to the completion of landscaping, and subject to conditions to protect existing street tree planting. The site does not contain any trees nor vegetation.

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 Warriewood Valley Locality, and in particular D16.5 Landscaped Area for Newly Created Individual Allotments and D16.12 Fences

A Landscape Plan is provided with the development application, and is subject to conditions of consent is terms of tree planting location and the requirement for additional boundary screen planting.

No Arboricultural Impact Assessment report is provided, nor required in this instance. The site does not contain any trees of significance. The existing street tree along the Lorikeet Grove frontage of the Lot is proposed for removal due to the location of the proposed crossover and driveway. Approval for the removal of this street tree is subject to replacement within the road verge. All other street trees must be protected during all stages of 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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree removal within the road reserve

This consent includes approval to remove the existing street tree planted at Subdivision stage, located within the road reserve frontage of the development lot.

- Species: *Tristaniopsis 'luscious'* within the area proposed for a new crossover and driveway,
- Location: as identified on the Survey Plan as SH at the western end of the Lot 4 notated in the Survey Plan as SH, but does not include the notated SH at the frontage of Lot 5

This approval for street tree removal is subject to street tree replacement as conditioned.

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 and the street tree at the site frontage 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 Plan Sht-101 and Sht 102, inclusive of the following requirements:

- i) one (1) small tree to be located within the front yard and two (2) small trees to be located within the rear yard,
- ii) tree planting shall be selected from the following list as contained under clause D16.5: *Backhousia myrtifolia*, or *Hymenosporum flavum*, or *Tristaniopsis laurina* within the front yard, and a combination of *Banksia serrata*, or *Banksia integrifolia*, or *Syzygium paniculatum* within the rear yard,
- iii) each tree is to be located a minimum area of at least 1.5 metres from adjoining common residential side boundaries,
- iv) all tree planting is to be located a minimum of 4 metres from existing and proposed dwellings,
- v) trees shall be planted at minimum 75 litre size,
- vi) shrub screen planting along the rear boundary consisting of planting capable of attaining a mature height of 3 metres, and shall be located no more than 1 metre apart, and shall be planted at minimum 200mm pot size,
- vii) additional screen planting shall be planted along the northern boundary to provide privacy to private open space, capable of attaining a mature height of 3 metres, and shall be located no more than 1 metre apart, and shall be planted at minimum 200mm pot size,
- viii) one (1) street tree as conditioned at 200 litre container / 3.0m overall height above ground shall be installed,
- ix) 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.

Replacement street tree planting

A replacement street tree shall be planted in accordance with the following schedule:

No. of Trees Required.	Species	Location	Pot Size
1	Tristaniopsis 'luscious'	road verge frontage of the development site centrally located between the existing path and the site boundary and at least 2m from the edge of the driveway.	200 litre / 3.0m height. This shall be pre-ordered to ensure delivery of the correct container size. No substitute container size will be accepted.

The street tree shall be 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. A tree timber guard shall be installed consisting of 4 posts (75 x 75 x 1800) and mid & top rails (50 x 75), to match existing tree guards within the land release area.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Occupation Certificate.

Reason: to maintain 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 fertilized 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.

Reason: to maintain local environmental amenity.