

## Landscape Referral Response

<b>Application Number:</b>	DA2020/0387
<b>Date:</b>	18/05/2020
<b>Responsible Officer:</b>	Penny Wood
<b>Land to be developed (Address):</b>	Lot 21 DP 270907 , 28 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 erection of a new dwelling and associated works, in terms of landscape outcome is acceptable, subject to conditions on the completion of landscaping.

Council's Landscape Referral staff have assessed the proposal against the following Pittwater 21 DCP Controls:

C1.1 Landscaping

D16 Warriewood Valley Locality

D16.5 Landscaped Area for Newly Created Individual Allotments

D16.12 Fences

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.

No Arboricultural Impact Assessment report is provided, nor required in this instance. The site does not contain any trees of significance. No street trees are in the vicinity of the site along this side of the road and a footpath occupies the majority of the road verge.

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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE**

### **Landscape works completion**

Landscaping shall be completed in accordance with the Landscape Plan identified as Sht-101, prepared by Jamie King Landscape Architect, inclusive of the following requirements:

- i) the nominated tree planting shall be planted at minimum 75 litre size. The rear yard tree planting is to be a minimum area of at least 1.5 metres from adjoining common residential side boundaries.
- ii) 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 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 for the life of the development.

Reason: preservation of environmental amenity.