

## Landscape Referral Response

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| <b>Application Number:</b>             | DA2021/0132   |
| <b>Date:</b>                           | 23/03/2021  |
| <b>Responsible Officer:</b>            | Jordan Davies   |
| <b>Land to be developed (Address):</b> | Lot 18 DP 270907 , 22 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 which supported a footpath constructed under subdivision approval as part of the Warriewood Valley Landscape Masterplan. A Landscape Plan is submitted with the application and the works are subject to conditions of consent.

Landscape Referral have no objections to the application.

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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

#### **Protection of Existing Street Trees**

All existing street trees in the vicinity of the works, including on the other side of the road carriageway shall be retained during all construction stages in accordance with Section 4 of Australian Standard

4970-2009 Protection of Trees on Development Sites.

Should any problems arise with regard to the existing or proposed trees on public land during construction, Council's Tree Services section is to be contacted immediately to resolve the matter to Council's satisfaction and at the cost of the applicant.

Reason: Street tree protection.

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

### **Landscape Completion**

Landscaping shall be completed in accordance with the approved Landscape Plan, inclusive of the following requirements:

- i) one (1) locally native palm suited to the available landscape area shall be planted within the front setback, selected as *Livistona australis* planted at a 1 metre clear trunk size, to soften the built form and comply with D16.5 Landscaped Area for Newly Created Individual Allotments,
- ii) all trees nominated within the rear setback shall be planted at minimum 75 litre size,
- iii) shrub planting capable of attaining at least 1 metre in height at maturity shall be located along the front boundary within a garden bed contained wholly within the property, prepared with a suitable free draining soil mix and minimum 50mm depth of mulch, and consisting of plants installed at minimum 1 metre intervals and of a minimum container size of 200mm,
- iv) 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 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**

### **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 and any conditions of consent.

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

Reason: To maintain local environmental amenity.