

Landscape Referral Response

Application Number:	Mod2018/0376
Date:	22/10/2018
Responsible Officer:	Rebecca Englund
Land to be developed (Address):	Lot 6 DP 736961 , 10 Fern Creek Road 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 modification application to adjust pot sizes for street tree planting under this application is acceptable, subject to the amended Condition wording.

The existing wording under the Land & Environment Court approval 2016/00150752 read as:

C. Matters to be satisfied prior to the issue of the Construction Certificate

Condition 10. (n) reads:

Prior to the issue of a Construction Certificate, written approval under Section 139 of the Roads Act is to be obtained from Council for works within the Fern Creek Road reserve up to the centerline and for the full length of the development site, Engineering plans and specifications for the said works are to include the following:

n. Landscaping incorporating

vii. Road reserve street planting shall be in accordance with the following requirements:

-all street trees shall be installed as 400 litre size

The plans required above are to meet the objectives and requirements of the Warriewood Valley Roads Master Plan, and P21 DCP and achieve a road design and landscaped effect consistent with the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain).

The Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain) provides for the following requirement:

All street trees shall be subject to pre-order of plant material. All trees to be grown by recognised nursery under natspec growing guidelines.

As such it is relevant that the process of establishing a pre-order contract be undertaken prior to commencement of works to achieve this outcome.

The amended Condition, providing approval for this modification application shall read as:

n. Landscaping incorporating

vii. Road reserve street planting shall be in accordance with the following requirements:

-all street trees shall be installed as 400 litre size, with a pre-order plant supply contract in place prior to the commencement of the road reserve works, to deliver the required trees ready for installation.

Should there be a shortage of available species, Council shall be notified prior to any changes and a registered Nursery shall provide written notification that the required pot size can't be achieved to attained the 400 litre pot size, and trees will be installed at a pot size, height and caliper as agreed to by Council.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

Nil.