

Landscape Referral Response

Application Number:	DA2019/0899
Date:	26/08/2019
Responsible Officer:	Nick England
Land to be developed (Address):	Lot 32 DP 5464 , 41 Warriewood 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 proposal, in terms of landscape outcome is acceptable, subject to conditions.

Council's Landscape section has assessed the proposal against the following Pittwater 21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

D16.5 Landscaped Area for Newly Created Individual Allotments

A Landscape Plan is provided with the development application, and this satisfies DA Lodgement Requirements.

No Arboricultural Impact Assessment report is provided. The site does not contain any trees of significance. Existing street trees along the frontage must be protected during all stages of works.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of existing street trees

i) all existing street trees in the vicinity of the works shall be retained during all construction stages,

- ii) all existing tree guards shall be maintained in place,
- iii) should any street tree along the frontage not contain a tree guard, 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,
- iv) any street tree damaged or removed shall be replaced 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 works

Landscaping is to be completed in accordance with the Landscape Plan numbered LP01, sheets 1, 2, and 3, as prepared by Dapple Designs, inclusive of the following requirements:

- i) all tree planting shall be installed at a minimum 75 litre container size,
- ii) the two (2) proposed canopy trees shall each have a minimum area of 3 metres x 3 metres contained wholly within the site, and are to be located a minimum of 5 metres from existing and proposed built structures,
- iii) the front setback canopy tree shall be located away from the existing street tree, and located to either side to ensure further canopy growth of both species,
- vi) tall screen shrub planting to achieve 3-4 metres in height at maturity shall be installed along the rear and side boundaries beyond the building line to ensure private open space privacy, consisting of locally native planting installed at 200mm pot container size, and planted no more than 1 metre apart,
- v) 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 the conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity and ensure appropriate landscape treatment to soften the built form.

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. A 12 month landscape establishment program is to be undertaken for all planting. If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components and species.

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.

Reason: preservation of environmental amenity.