

Landscape Referral Response

Application Number:	DA2021/2174
Date:	30/11/2021
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 2 DP 270907 , 71 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 development application is for the construction of a new dwelling and associated works.

Council's Landscape Referral section have assessed the application against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- C6.2 Natural Environment and Landscaping Principles
- D16 Warriewood Valley Locality, and in particular D16.5 Landscaped Area for Newly Created Individual Allotments, and D16.12 Fences

A Landscape Plan is submitted and this is unsatisfactory and does not provide a landscape outcome in consideration of the DCP control as listed above.

An Amended Landscape Plan, prepared by a suitably qualified Landscape Architect or Landscape Designer, shall be provided to satisfy the landscape controls and shall be prepared to satisfy the Landscape Plan preparation requirements listed under control D16.5, and shall indicate as a minimum:

- retention of the existing street tree fronting the development site including tree protection measures, to satisfy control B4.22 and the general principles of the Warriewood Valley Landscape Masterplan and Design Guidelines,
- proposed driveway shall be aligned to preserve the existing street tree, and a distance setback of at least 2 metres shall be utilised,
- provision of at least one canopy tree within the front setback and one canopy tree within the rear setback, and the species shall be selected from the tree list provided under control D16.5, and shall be of a minimum planting size of 75 litres,
- all tree planting is to be located a minimum of 4-5 metres from existing and proposed dwellings,
- screen shrub planting along boundaries to ensure residential privacy to private open space areas,
- shrub and other planting to front boundary,
- fencing is not permitted forward of the front building line, and boundaries between public and private land shall be delineated by vegetation, such as low hedges, garden beds or the like.

Landscape Referral are able to continue the Landscape Referral assessment following the issue of an Amended Landscape Plan.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.