

## Landscape Referral Response

<b>Application Number:</b>	DA2018/1826
<b>Date:</b>	29/01/2019
<b>Responsible Officer:</b>	Rebecca Englund
<b>Land to be developed (Address):</b>	Lot 29 DP 5464 , 27 Warriewood Road WARRIEWOOD NSW 2102 Lot 28 DP 5464 , 25 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 is for a new three storey residential flat development comprising 32 residential apartments and 2 levels of basement car parking, 10 x part 2/part 3 storey semi-detached dwellings, 2 x part 2/part 3 storey dwelling house, a community title scheme, new internal roadway and associated site and landscaping works.

In terms of landscape outcome, the proposal is acceptable subject to the completion of landscaping as documented and as amended by conditions. Council's Landscape section has assessed the proposal against the following Controls:

- Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain) 2018, and
- Pittwater DCP 21: C1.1 Landscaping and C6.2 Natural Environment and Landscaping Principles

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Refusal comments

### Recommended Landscape Conditions:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

### Detailed Landscape Plans

Prior to the issue of a Construction Certificate, the following landscape details and amendments shall

be documented on the landscape plans to be approved by Council to satisfy the requirements of the Warriewood Valley Landscape Masterplan and Design Guidelines 2018 (WVLMDG), and the Warriewood Valley Roads Masterplan (WVRM) 2018:

A) Warriewood Road

- i) the road verge along Warriewood Road shall contain a 2.1 metre wide concrete shared path in accordance with S-1 of the WVLMDG, matched to align with adjoining property sharepaths,
- ii) services are to be contained within a combined services trench under the shared path in accordance with section 6 of the WVRM,
- iii) street tree planting of pre-order stock 400 litre size *Lophostemon confertus* (Brushbox) shall be planted along the road verge, in accordance with S-1 of the WVLMDG, inclusive all the Landscape Materials Schedule specification for turf areas, soil preparation, native grass planting beds, tree pits, soilmix and mulch, tree guards, and tree selection.

B) Entrance off Warriewood Road

- i) the island entry off Warriewood Road shall include either large canopy tree and mass garden planting as indicated on the plans, or alternatively shall accord to S-5 of the WVLMDG, containing mature cabbage tree palm planting at 6m trunk size with mass garden planting.

C) Lorikeet Grove

- i) the road verge along Lorikeet Grove shall contain a 1.5 metre wide concrete path in accordance with S-3 of the WVLMDG, matched to align with adjoining property concrete paths,
- ii) services are to be contained within a combined services trench under the shared path in accordance with section 6 of the WVRM,
- iii) street tree planting of pre-order 200 litre size stock for medium canopy trees, selected from *Banksia integrifolia*, *Tristaniopsis laurina* and *Syzygium leuhamnii*, shall be planted along the road verge, in accordance with S-3 of the WVLMDG, inclusive all the Landscape Materials Schedule specification for turf areas, soil preparation, native grass planting beds, tree pits, soilmix and mulch, tree guards, and tree selection.

D) Landscape treatment to Residential Apartment

- i) all tree planting shall be preferably located 5 metres from buildings, with a minimum of 3 metres where sufficient off-setting ground area is available, and shall achieve a 50% screening of the building,
- ii) a shrub screen buffer capable of attaining 3 metres in height at maturity shall be planted between the Laneway and the Apartment building, for the full extent of the building,
- iii) a shrub screen buffer capable of attaining 3 metres in height at maturity shall be planted between Lorikeet Grove and the Apartment building, for the full extent of the building,
- iv) a shrub screen buffer capable of attaining 3 metres in height at maturity shall be planted between Lorikeet Grove and the Apartment building on the western riparian area, for the full extent of the building,
- v) details are to be submitted indicating the proposed method of waterproofing to concrete slabs and planters to which soil and planting is proposed, including compliance to the required soil depths listed in C1.1,
- vi) details are to be submitted by a structural engineer that the structural slab upon which landscape works shall be installed is designed to support the 'wet weight' of the landscape materials.

E) Landscape treatment to 10 x Semi-Detached Dwellings

- i) small and medium canopy tree planting in accordance with the WVLMDG shall be planted in the front and rear setbacks to achieve a 50% screening of the buildings, and shall be preferably located 5 metres from buildings, with a minimum of 3 metres where sufficient off-setting ground area is available
- ii) a shrub screen buffer capable of attaining 3 metres in height at maturity shall be planted between the Warriewood Road and the Dwellings.

F) Landscape treatment to 2 x Dwelling Houses

- i) small and medium canopy tree planting in accordance with the WVLMGD shall be planted in the front and rear setbacks to achieve a 50% screening of the buildings, and shall be preferably located 5 metres from buildings, with a minimum of 3 metres where sufficient off-setting ground area is available
- ii) a shrub screen buffer capable of attaining 3 metres in height at maturity shall be planted between the Warriewood Road / Lorikeet Grove and the Dwellings.

G) Detailed Landscape Plans

- i) hardscape plans shall be submitted including layout and design of pavements, decks and the like,
- ii) planting plans shall be submitted including design layout and a planting schedule.

Reason: to satisfy the landscape requirements of the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain) 2018

## CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

### Tree protection

A) Existing trees shall be retained as follows:

- i) all trees as listed in the Arboricultural Impact Assessment prepared by Redgum Horticultural, identified as trees T28, T29, T45 and T46, shall be protected during all construction stages,

B) Tree protection shall be generally undertaken as follows:

- i) all tree protection shall be in accordance with AS4970- 2009 Protection of Trees on Development Sites, with particular reference to Section 4, and as recommended in the Arboricultural Impact Assessment prepared by Redgum Horticultural,
- ii) to minimise the impact on the street tree to be retained and protected, no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of the street trees.
- iii) any tree roots exposed during excavation with a diameter greater than 25mm within the TPZ must be assessed by an Arborist.
- iv) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorized by the Project Arborist on site,
- v) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF Level 5 Arborist on site,
- vi) should either or both iv) and v) occur during site establishment and construction works, a AQF Level 5 Arborist shall provide recommendations for tree protection measures provided,
- vii) Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority should either of the above events occur.

Reason: to retain and protect significant planting on development sites.

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

### Landscape works

Landscaping shall be installed as as illustrated by the concept intent of the Landscape Plans prepared by CDA Design Group, and subject to further design amendment and approval of the landscape documents, to be approved by Council at the Construction Certificate stage, consisting of the following amendments :to satisfy the Warriewood Valley Landscape Masterplan and Design Guidelines 2018 (WVLMGD), and the Warriewood Valley Roads Masterplan (WVRM) 2018:

A) Warriewood Road

- i) the road verge along Warriewood Road shall contain a 2.1 metre wide concrete shared path in accordance with S-1 of the WVLMGD, matched to align with adjoining property sharepaths,

- ii) services are to be contained within a combined services trench under the shared path in accordance with section 6 of the WVRM,
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- v) details are to be submitted indicating the proposed method of waterproofing to concrete slabs and planters to which soil and planting is proposed, including compliance to the required soil depths listed in C1.1,
- vi) details are to be submitted by a structural engineer that the structural slab upon which landscape works shall be installed is designed to support the 'wet weight' of the landscape materials.

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G) Detailed Landscape Plans

- i) hardscape plans shall be submitted including layout and design of pavements, decks and the like,
- ii) planting plans shall be submitted including design layout and a planting schedule.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity.

**Condition of retained vegetation**

Prior to the issue of an Occupation Certificate, a report prepared by an Arborist with AQF Level 5 qualification in Horticulture, shall be submitted to the Certifying Authority, assessing the health and impact of trees and vegetation required to be retained as a result of the proposed development, including the following information:

- a) Compliance to Arborist recommendations for tree protection and excavation works.
- b) Extent of damage sustained by vegetation as a result of the construction works.
- c) Any subsequent remedial works required to ensure the long term retention of the vegetation.

Reason: to ensure compliance with the requirement to retain and protect significant planting on development site.

**ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

**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.

**Landscape maintenance**

Any existing landscaping required to be retained together with any additional landscaping required by this Consent is to be maintained for the life of the development.

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.