

Landscape Referral Response

Application Number:	DA2020/1727
Date:	16/03/2021
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 7 DP 1251955 , 121 Dove Lane 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 a proposed three lot residential subdivision, consisting of two housing lots (645.3m² and 634.1m²) and one residual lot (1107m²) for future development.

The application is assessed by Landscape Referral against the following Pittwater Development Control Plan:

- C4 Design Criteria for Subdivision
- C6 Design Criteria for Warriewood Valley Release Area

The Statement of Environmental Effects notes that no road are proposed as part of this application and that road and associated streetscape works are part of development consent DA2018/1044, with road construction undertaken as part of the approved works including footpath construction, landscaping and street tree planting within the road verge.

The site contains existing trees along the south western boundaries The existing trees proposed for removal do not impact subdivision works and shall be assessed separately when the development of each lot is the subject of a formal development application.

Landscape Referral provide no objection to the subdivision proposal.

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:

Nil.