

Landscape Referral Response

Application Number:	DA2021/2597
Date:	29/04/2022
Responsible Officer:	Nick England
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 development application is for the construction of a dwelling house and associated site and landscape works upon Lot 3.

Council's Landscape Referral staff have assessed the proposal against the following Pittwater 21 DCP Controls (but not limited to):

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

The property within the lot boundaries contains two existing native trees identified in the Arboricultural Impact Statement, tree 14 Lemon Scented Gum identified for retention and protection, and tree number 16 Sydney Red Gum identified for removal. Existing tree number 15 within the adjoining Lot 2 is proposed for retention and shall be protected.

Existing street trees are present within the road verge of Fern Creek Road as well any other road verge street tree within the development, and all shall be protected and not impacted by construction activities including deliveries, and protection is subject to conditions of consent.

The Architectural Plans and the Landscape Plan do not include the retention of tree number 14 Lemon Scented Gum, and the layout of the external landscape including excavation, stormwater and retaining walling may impact the retention of this tree. Arboricultural review is required to provide a definitive position, as the Arboricultural Impact Assessment recommended retention and protection of tree 14, and as such co-ordinated plans and reports are required.

The Architectural Plans include fencing and walling to the development front setback and this shall be removed. Under DCP control D16.12 Fences, the front setback between public and private land shall be delineated by vegetation, such as low hedges, garden beds or the like, and fencing is not permitted forward of the front building line to ensure an appropriate front setback landscape amenity to the

streetscape.

A Landscape Plan is submitted proposing landscape works to enhance the landscape setting of the lot development and no concerns are raised, with the exception of the intent to either incorporate the existing Lemon Scented Gum into the external design layout as recommended for retention in the Arboricultural Impact Assessment or otherwise.

As such Landscape Referral are unable to continue the assessment until co-ordinated plans and reports are submitted.

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.