

Landscape Referral Response

Application Number:	DA2021/0619
Date:	03/06/2021
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot 202 DP 1019363 , 15 Jubilee Avenue 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 construction of a mixed-use development containing self-storage units and light industrial units.

Council's Landscape Referral staff have assessed the proposal against Pittwater Local Environment Plan zone B7 Business Park and the following Pittwater 21 DCP Controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C2.1 Landscaping
- C2.20 Public Road Reserve - Landscaping and Infrastructure
- D16 Warriewood Valley Locality, in particular D16.1 Character as viewed from a public place

A Landscape Plan and a Arboricultural Impact Assessment is provided in accordance with Northern Beaches Council's DA Lodgement requirements.

Clause C2.1 control requires any canopy trees are to be located a minimum of five metres from any footing walls of the built structure of the development. A range of ground covers shrubs and trees shall be provided to soften the built form from the street. The Landscape Plan proposal achieves the requirement of the control. The Landscape Plan provides for mass planting of the front setback including tree and understory shrub and groundcover planting, as well as street tree planting. The Landscape Plan adequately addresses pedestrian and driver visibility at site entrances with low groundcovers selected that will be a condition of consent to ensure vegetation does not exceed one metre in height within a splay of the driveway as determined by Traffic Engineers. All garden areas containing proposed trees are to have root barriers installed to all edges. Such barriers are preferred 100mm thick concrete to a 300 mm depth. All garden areas to include a drip irrigation system based on station timer and be maintained by the proposed strata body of the subject building.

Clause C2.20 control requires landscaping in the public road reserve is to include street trees planted to the road reserve frontage of the development placed at 6m centres. Street tree planting is to be a minimum 400 litre size with 1m x1m hole and backfilled with suitable planting medium. Trees are to be appropriately supported by four post tree guard (minimum 50mm x 50mm) with top and mid rail, and

with hessian ties for tree trunks. The Landscape Plan proposes street tree planting and is acceptable subject to conditions.

Clause D16.1 control requires development to be softened by landscaping, and the Landscape Plan proposal achieves this adequately.

The Arboricultural Impact Assessment includes reference to the requirement to remove vegetation within adjoining property. Council will not permit any removal of vegetation on property beyond the development site unless owners consent is received in writing. T1 Black Peppermint is located upon common boundary with property 185 Warriewood Rd Warriewood, and owners consent is required irrespective of the type of vegetation including Exempt Species.

It is noted that T27 Phoenix Palm is located upon 10 Apollo Street Warriewood in close proximity to development works and this palm is protected irrespective of the type of vegetation ie Exempt Species, as it is on adjoining property and not in ownership of the development site, such that owners consent is required for any root pruning works or other works as indicated in the Arboricultural Impact Assessment.

The Arboricultural Impact Assessment proposes the retention of street trees identified as T8, T9, and T10 (all Swamp Mahogany), and retention of T11 and T11b (both Cheese Trees) within the site. All other existing trees within the site are proposed for removal including native trees and Exempt Species that are not retainable based on the development footprint. The Landscape Plan adequately provides for the replacement of native trees and these are located within the front setback.

At this stage Landscape Referral does not support the application as no owners consent is provided for removal of co-owned existing tree identified as T1, and root pruning works to existing tree identified as T27.

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.