

## Landscape Referral Response

<b>Application Number:</b>	DA2021/2632
<b>Date:</b>	29/04/2022
<b>Responsible Officer:</b>	Nick England
<b>Land to be developed (Address):</b>	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 dual occupancy development and associated site and landscape works upon Lot 5A and Lot 5B.

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 three small juvenile existing Sydney Blue Gum trees identified in the Arboricultural Impact Statement for retention and protection (tree numbers 13, 24 and 25), and one exempt species (tree number 23) identified for removal that is located within the driveway footprint. Existing tree number 22 within the adjoining Lot 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 Statement of Environmental Effects notes the presence of the three Sydney Blue Gum trees for protection and it appears that the intent is to remove these trees and the wording has been misapplied. The Landscape Plan does not include retention of the existing trees, and the layout of the external landscape including excavation and retaining walling would not support the retention of these trees.

As small juvenile trees, the incorporation of the existing Sydney Blue Gum trees 13, 24 and 25 may be achievable, and this discrepancy between plans and reports shall be updated to provide a clear assessment and intent for the existing trees identified in the Arboricultural Impact Statement for retention and protection.

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 Sydney Blue Gums into the external design layout 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.