

Landscape Referral Response

Application Number:	DA2021/2128
Date:	10/11/2021
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot 15 DP 271139 , 5 Bubalo Street 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 proposed construction consists of spa and elevated deck.

Council's Landscape Referral section have assessed the application against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP controls (but not limited to):

- C1.1 Landscaping
- C6.2 Natural Environment and Landscaping Principles
- D16 Warriewood Valley Locality, and in particular D16.5 Landscaped Area for Newly Created Individual Allotments

A new dwelling constructed under CC2020/1198 occupies the lot. The proposed spa and deck occupies the area nominated for private open space. A Landscape Plan was included as part of CC202/1198. However the only landscape treatment to the rear includes one small tree and lawn, and under this development application, conditions shall be imposed to enhance the landscape setting outcome in accordance with the relevant DCP landscape controls, and this shall include relocation of the proposed small tree and the inclusion of shrub screen planting along the boundaries to the rear of the property.

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:

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

Landscape Completion

Landscaping is to be implemented in accordance with the following conditions:

- a) the proposed tree planting of *Eleaocarpus reticulatus* within the western boundary of the rear of the property shall be planted within the eastern boundary of the rear of the property.
- b) screen shrub planting shall be planted along the boundaries of the rear of the property to the full extent of the spa and deck alignment in accordance with the following:
 - i) the selected planting is to comprise of native species capable of attaining a height of 3.0 metres at maturity,
 - ii) plants are to be installed at minimum 1 metre intervals and be of a minimum container size of 200mm at planting in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch.

Prior to the issue of an Occupation Certificate, details (from a landscape architect or landscape designer) shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: landscape amenity.

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

Landscape Maintenance

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

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 and any conditions of consent.

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: to maintain local environmental amenity.