

Landscape Referral Response

Application Number:	DA2020/0474
Date:	10/06/2020
Responsible Officer:	Penny Wood
Land to be developed (Address):	Lot 19 DP 270907 , 24 Baz Retreat 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 proposal for the erection of a new two dwelling and associated works, in terms of landscape is acceptable, subject to conditions to provide an amended landscape plan for approval, the subsequent completion of landscaping, and subject to conditions to protect existing street tree planting.

Council's Landscape Referral staff have assessed the proposal against the following Pittwater 21 DCP Controls:

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

A Landscape Plan is provided with the development application. The Landscape Plan does not satisfy the landscape controls of clause D16.5 Landscaped Area for Newly Created Individual Allotments requirements in terms of tree planting selection in accordance with the DCP clause D16.5, to reduce the built form and also to provide shrub screen planting at the rear of the property for private open space, and additionally a self-seeding species capable of spreading in to the natural environment of the area shall be replaced with a suitable non-invasive species.

Conditions of consent shall be imposed for approval of an Amended Landscape Plan prior to the issue of a Construction Certificate.

No Arboricultural Impact Assessment report is provided, nor required in this instance. The site does not contain any trees of significance. The existing street trees along the Baz Retreat frontage (trees opposite this lot) must be protected during all stages of works.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Amended Landscape Plan

An Amended Landscape Plan shall be prepared to satisfy the landscape controls of the Pittwater DCP controls C1.1 Landscaping and D16.5 Landscaped Area for Newly Created Individual Allotments.

The Amended Landscape Plan shall be submitted to the Certifying Authority for approval and certification that the following landscape elements are provided on the Amended Landscape Plan:

- i) tree planting is to be nominated on the plan with one (1) small tree to be located within the front yard and two (2) small trees to be located within the rear yard,
- ii) the small tree planting shall be selected from the following list as contained under clause D16.5: *Backhousia myrtifolia*, or *Hymenosporum flavum*, or *Tristaniopsis laurina* within the front yard, and a combination of *Banksia serrata*, or *Banksia integrifolia*, or *Syzygium paniculatum* within the rear yard,
- iii) each tree is to be located a minimum area of at least 2.0metres from adjoining common residential side boundaries,
- iv) all tree planting is to be located a minimum of 4 metres from existing and proposed dwellings,
- v) the nominated trees shall be planted at minimum 75 litre size,
- vi) shrub screen planting shall be nominated on the Amended Landscape Plan along the rear boundary consisting of planting capable of attaining a mature height of 3 metres, and shall be located no more than 1 metre apart, and shall be planted at minimum 200mm pot size,
- vii) the nominated *Rhapiolepis* shrub planting shall be deleted and replaced with a non-invasive shrub species of similar size,
- viii) fencing is not permitted forward of the front building line. Boundaries between public and private land shall be delineated by vegetation, such as low hedges, garden beds or the like.

Reason: to provide a suitable landscape treatment to reduce the built form and provide privacy to private open space.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of existing street trees

All existing street trees in the vicinity of the works along Baz Retreat shall be retained during all construction stages.

Any street tree damaged or removed shall be replaced at a container size of 200 litres, and in accordance with guidelines provided by Council.

Reason: to retain and protect tree planting on development sites.

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

Landscape works completion

Landscaping shall be completed in accordance with the approved Amended Landscape Plan.

Prior to the issue of an Occupation Certificate, a landscape report prepared by a Landscape Architect or Landscape Designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved Amended Landscape Plan and inclusive

of any conditions of consent, imposed for the approval of an Amended Landscape Plan as follows:

- i) tree planting is to be nominated on the plan with one (1) small tree to be located within the front yard and two (2) small trees to be located within the rear yard,
- ii) the small tree planting shall be selected from the following list as contained under clause D16.5: *Backhousia myrtifolia*, or *Hymenosporum flavum*, or *Tristaniopsis laurina* within the front yard, and a combination of *Banksia serrata*, or *Banksia integrifolia*, or *Syzygium paniculatum* within the rear yard,
- iii) each tree is to be located a minimum area of at least 2.0metres from adjoining common residential side boundaries,
- iv) all tree planting is to be located a minimum of 4 metres from existing and proposed dwellings,
- v) the nominated trees shall be planted at minimum 75 litre size,
- vi) shrub screen planting shall be nominated on the Amended Landscape Plan along the rear boundary consisting of planting capable of attaining a mature height of 3 metres, and shall be located no more than 1 metre apart, and shall be planted at minimum 200mm pot size,
- vii) the nominated *Rhapiolepis* shrub planting shall be deleted and replaced with a non-invasive shrub species of similar size,
- viii) fencing is not permitted forward of the front building line. Boundaries between public and private land shall be delineated by vegetation, such as low hedges, garden beds or the like.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity.

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

Landscape maintenance

All landscape components are to be maintained for the life of the development or their safe useful life expectancy. A maintenance program is to be established. If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components and species.

Landscape works shall be maintained for a minimum period of 12 months following practical completion. 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 Amended Landscape Plan.

Reason: to maintain local environmental amenity and ensure landscaping continues to soften the built form.

Environmental and priority weed control

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

Reason: preservation of environmental amenity.