

Landscape Referral Response

Application Number:	DA2020/0579
Date:	04/08/2020
Responsible Officer:	Tony Collier
Land to be developed (Address):	Lot 29 DP 5464 , 27 Warriewood Road WARRIEWOOD NSW 2102 Lot 28 DP 5464 , 25 Warriewood 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 a proposed residential and subdivision incorporating a residential flat building, and semi-detached dwellings.

The landscape referral response is considered against the following planning controls:

- State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development, Principle 6 - Landscape
- SEPP 65 Apartment Design Guide, including 3D Communal and public open space, 3E Deep Soil Zones, 4O Landscape Design, and 4P Planting on Structures
- Warriewood Valley Landscape Masterplan and Design Guidelines
- Pittwater 21 DCP controls, including C1.1 Landscaping; C6.2 Natural Environment and Landscaping Principles; C6.7 Landscape Area; D16.1 Character as viewed from a public place; D16.5 Landscaped Area for Newly Created Individual Allotments; D16.10 Private and Communal Open Space Areas; and D16.12 Fences.

Principle 6: Landscape, of the State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development requires that design integrate landscape and buildings, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

This application is similar to the approved development consent DA2018/1862, with the following landscape additions: common landscaped area with playground. The works are proposed in two stages: the first stage will be the construction of the residential flat building and the internal road and its

visitor car parking spaces and landscaping of the central open space, and the second stage will be the construction of the dwellings fronting Warriewood Road.

Landscape Plans are provided with the application illustrating the following works:

- landscape treatment immediately surrounding the residential flat building (e.g. front and side setbacks);
- large common open space situated between the residential flat building and dwelling houses fronting Warriewood Road;
- landscape treatment around each of the dwelling houses fronting Warriewood Road; and
- landscape treatment to the former Lot 12 at the south western corner of Warriewood Road and Lorikeet Grove. This landscaped area will be integrated with the residential care facility open space.

The Landscape Plans are conceptual at this stage and demonstrate sufficient design intent to be acceptable to satisfy the landscape planning controls, subject to detail landscape plans at Construction Certificate stage in accordance with the DA Lodgement Requirements.

The Landscape Plans provide ground surface finishes, but do not provide details on the on-structure landscape works including planter construction, waterproofing, drainage, and planting selections/schedules, as well as playground materials selections. The Landscape Plans shall be detailed to provide a set of planting plans with schedules, plant selections, quantities and container sizes for all the landscaped areas, on-structure and within deep soil areas.

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

Detailed Landscape Plans

Prior to the issue of a Construction Certificate, the following landscape details and amendments shall be documented on the landscape plans to be approved by Council to satisfy the requirements of the Warriewood Valley Landscape Masterplan and Design Guidelines (WVLMG), and all other landscape controls (SEPP No.65 - Design Quality of Residential Flat Development; SEPP 65 Apartment Design Guide; Pittwater 21 DCP controls, including C1.1; C6.2; C6.7; D16.1; D16.5; D16.10; and D16.12:

A) Landscape treatment to Residential Apartment:

- i) the on structure area between the two residential buildings shall include planters of sufficient soil volume to support small tree planting to soften the built form,
- ii) all tree planting shall be preferably located 5 metres from buildings, with a minimum of 2 metres away from the edge of the sewer easement,
- iii) a landscape buffer planted with mixed shrubs and small trees shall be planted between the Laneway and the Apartment building open space area, with consideration to safe visual surveillance of the common open space areas and play area,
- iv) the nominated 'garden bed' areas shall be mass planted with a mix of small trees, shrubs, accents and groundcovers,
- v) detailed planting design including layout, species selection, quantities and container sizes shall be provided in a plant schedule.
- vi) a shade canopy structure for the play area over the BBQ area shall be provided incorporating seating and picnic amenities,

vii) details are to be submitted indicating the proposed method of waterproofing to concrete slabs and planters to which soil and planting is proposed, including compliance to the required soil depths listed in C1.1,

viii) details are to be submitted by a structural engineer that the structural slab upon which landscape works shall be installed is designed to support the 'wet weight' of the landscape materials.

B) Landscape treatment to 11 x Semi-Detached Dwellings:

i) small and medium canopy tree planting in accordance with the WVLMGD shall be planted in the front and rear setbacks to achieve a 50% screening of the buildings, and shall be preferably located 5 metres from buildings, except for the small narrow trees nominated to the Laneway area,

ii) a shrub screen buffer capable of attaining 2 metres in height at maturity shall be planted between the Warriewood Road and the Dwellings along the frontage,

iii) the nominated 'garden bed' areas shall be mass planted with a mix of small trees, shrubs, accents and groundcovers,

iv) detailed planting design including layout, species selection, quantities and container sizes shall be provided in a plant schedule.

v) no fences are permitted forward of the building line along Warriewood Road, and boundaries between public and private land shall be delineated by vegetation, such as low hedges, garden beds or the like.

C) Detailed Landscape Plans:

i) hardscape plans shall be submitted including layout and design of pavements, ramps, planters, walling, playground surfaces and materials, and the like,

ii) planting plans shall be submitted including design layout and a planting schedule,

iii) the following Large canopy trees shall be incorporated into the planting scheme, as listed in the Plant List within WVLMGD: *Angophora costata*, *Eucalyptus punctata*, *Syncarpia glomulifera*, and at least one *Ficus rubiginosa* to be located within the common open space area,

iv) the following Medium canopy trees shall be incorporated into the planting scheme, as listed in the Plant List within WVLMGD: *Eucalyptus haemastoma*, *Melaleuca styphelioides*, and *Tristaniopsis laurina*,

v) the following Small canopy trees shall be incorporated into the planting scheme, as listed in the Plant List within WVLMGD: *Backhousia myrtifolia*, *Elaeocarpus reticulatus*, *Hymenosporum flavum*, and *Melaleuca linariifolia*.

D) The Detailed Landscape Plans shall be approved and certified by Council as compliant to the above requirements.

Reason: to satisfy the landscape requirements of the landscape controls.

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 and the street tree at the site frontage shall be retained during all construction stages. Existing tree guards shall be maintained in place.

Should any street tree along the site frontage not contain a tree guard or the existing tree guard is damaged during works, tree protection fencing consisting of a four sided 1.8m high x 2.4m length standard wire mesh construction fence, in accordance with Australian Standard AS 4687-2007: Temporary Fencing & Hoardings, shall be installed around the tree for the duration of the works.

Any street tree damaged or removed shall be replaced at a container size of 400 litres or 200 litres as determined by Council, subject to ground conditions, and planting shall occur in accordance with guidelines provided by Council.

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

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

Landscape completion

Landscaping shall be completed in accordance with the Detailed Landscape Plans, certified as approved at Construction Certificate stage.

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 Landscape Plan and inclusive of any conditions.

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

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

Environmental and priority weed control

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

Reason: preservation of environmental amenity.

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 fertilized 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 Plans.

Reason: to maintain local environmental amenity.