

## Landscape Referral Response

<b>Application Number:</b>	DA2021/0426
<b>Date:</b>	13/05/2021
<b>Responsible Officer:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 22 DP 271139 , 4 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 proposal for the construction of a new dwelling.

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 site is a vacant lot with two large Swamp Mahogany native trees within the rear of the property. Additionally an existing street tree is present within the road verge, and all street tree planting shall be protected. The proposal includes the removal of the two large Swamp Mahogany and assessment of the proposal shall be determined based on an Arboricultural Impact Assessment provided in accordance with Northern Beaches Council's DA Lodgement Requirements. Upon site review it is apparent that the trees are in good condition and it is suggested that at least one, if not both, should be retained. This is achievable through re location of the proposed building footprint.

A Landscape Plan is provided with the application and is generally accepted. Conditions of consent for landscape works shall apply including:

- i) protection of the existing street tree,
- ii) any new tree planting is to be located a minimum area of at least 1.5 metres from adjoining common residential side boundaries,
- iii) any new tree planting is to be located a minimum of 3 metres from existing and proposed dwellings,
- iv) trees shall be planted at minimum 75 litre size; vi) shrub planting capable of attaining at least 1 metre in height at maturity shall be located along the front boundary within a garden bed contained wholly within the property, prepared with a suitable free draining soil mix and minimum 50mm depth of mulch, and consisting of plants installed at minimum 1 metre intervals and of a minimum container size of 200mm, and
- v) 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.

Landscape Referral are unable to continue with the application assessment without the abovementioned Arboricultural Impact Assessment.

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.