

Landscape Referral Response

Application Number:	DA2024/0007
Date:	24/05/2024
Proposed Development:	Alterations and additions to a dwelling house including secondary dwelling
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot 3 DP 30836 , 21 Sydney 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

Council's Landscape Referral section have assessed the application against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP (PDCP) controls (but not limited to): B4.22 Preservation of Trees and Bushland Vegetation; C1.1 Landscaping; D14 Warriewood Locality.

The application is for alterations and additions and a new secondary dwelling. It is noted that the property does not contain any prescribed trees and the landscape character consists of managed planting, lawn, paving and retaining walling.

Landscape Referral remain of the opinion that the existing and proposed landscape areas are inadequate to achieve the intent of PDCP control C1.1. An updated Landscape Plan is submitted and highlights that the proposed widened driveway within the property emphasises that the PDCP control C1.1 for tree planting within the front setback is unachievable and only landscape area for shrub hedge planting is available. The Landscape Plan submitted provides further shrub hedge planting within the rear of the property as well as one suggested tree.

Landscape Referral remain unsupportive and defer to the Assessing Planning Officer for determination. Should the Assessing Planning Officer consider merit in the proposal, landscape conditions shall be provided.

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:

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

Landscape Completion

Landscape works are to be implemented in accordance with the Landscape Plan, and inclusive of the following conditions:

- a) landscape works are to be contained within the legal property boundaries,
- b) tree, shrub and groundcover planting shall be installed as indicated on the Landscape Plan, unless otherwise imposed by conditions,
- c) two (2) locally native trees shall be planted within the rear of the property at a minimum pre-ordered planting size of 75 litres; selected from Northern Beaches Council's Native Plant Species Guide - Narrabeen Ward, or Council's Tree Guide; to achieve at least 6.0 metres height at maturity; planted into a prepared planting hole 1m x 1m x 600mm depth generally, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established; and shall be located at least 3.0 metres from buildings and other trees or more, at least 1.5 metres from common boundaries; and located either within garden bed or within a prepared bed within lawn,
- d) mass planting shall be installed at minimum 1metre intervals for shrubs of a minimum 200mm container size, and shall be in a garden bed prepared with a suitable free draining soil mix and minimum 75mm depth of mulch.

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

Reason: Environmental amenity.