

Landscape Referral Response

Application Number:	DA2022/1256
Date:	19/08/2022
Responsible Officer:	Luke Zajac
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B 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 the construction of a new dwelling at the yet to be created Lot of 53B Warriewood Road.

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

Lot 4 is burdened by a Sydney Water Sewer easement that bisects the site. The site is also burdened by easements for services and access along the driveway, with beneficial rights of carriageway over adjoining lots.

the proposed development does not seek consent for the removal of any existing trees or vegetation.

The proposed development provides a total landscaped area to meet the minimum landscaped area prescribed by control D16.5, however the minimum dimension of 4m for landscaped area is not met marginally, and this matter shall be determined by the Assessing Planning Officer.

The Landscape Plan includes the proposal for 1.8m high fencing forward of the building line and this shall be removed, forward of the building line along the south west frontage. It is noted that the north east boundary adjoins the rear of residential lots such that fencing in to be utilised. Under DCP control D16.12 Fences, the front setback between public and private land shall be delineated by vegetation, such as low hedges, garden beds or the like, and fencing is not permitted forward of the front building line to ensure an appropriate front setback landscape amenity to the streetscape.

The Landscape Plan provides adequate tree planting numerically under D16.5 Landscaped Area for Newly Created Individual Allotments, however with the inconsistent 4m minimum dimension for

landscaped area, Landscape Referral, to reduce the built form, shall impose conditions for an additional small tree in this instance within the frontage.

Subject to imposed conditions for appropriate tree planting species and other landscape improvements including side boundary delineation by vegetation and removal of fencing in the front setback, Landscape Referral raise no concerns subject to an Amended Landscape Plan.

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 to provide detailed plans at Construction Certificate stage to ensure compliance with the Pittwater 21 DCP landscape controls, and the following shall be documented or amended on the detailed plans:

- fencing is not permitted forward of the front building line along the south west boundary. Boundaries between public and private land shall be delineated by vegetation, such as low hedges, garden beds or the like. Note: exemption only applies where adjoining residential lots with rear boundaries face the development site,
- the front setback shall include garden bed planting of shrubs adjoining the driveway to achieve over 1 metre in height,
- two (2) small trees shall be installed to the front setback and one (1) small tree shall be installed within the rear, consisting of differing species selected from the following suggested list (as nominated in the DCP under D16.5): *Backhousia myrtifolia*, *Hymenoporum flavum*, *Syzygium paniculatum*, or *Tristaniopsis laurina*,
- all tree planting shall be a minimum pre-ordered planting size of 75 litres, and shall meet the requirements of Natspec - Specifying Trees, planted into a prepared planting hole 1m x 1m x 600mm depth, 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 1.5 metres from common boundaries, and located either within garden bed or within a prepared bed within lawn,
- mass planting shall be installed at minimum 1 metre intervals for shrubs of a minimum 200mm container size at planting or as otherwise scheduled if greater in size, and at 4 plants per metre square for groundcovers of a minimum 140mm container size at planting or as otherwise scheduled if greater in size, and shall be in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch,
- the plant schedule shall include a minimum of 70% endemic vegetation, with all canopy trees to be endemic, whilst smaller trees may be exotic,
- environmental weeds are not permitted to be planted within the property.

Certification shall be provided to the Certifying Authority by a qualified Landscape Architect that these amendments have been documented.

Reason: Landscape amenity.

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 any street trees at the development site frontage shall be retained during all construction stages and thereafter. 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 minimum 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 Completion

Landscaping is to be implemented in accordance with the approved Amended Landscape Plan.

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

Reason: Environmental 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 Amended Landscape Plan and any conditions of consent. Any weed growth is to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: To maintain local environmental amenity.