

Landscape Referral Response

Application Number:	DA2020/0436
Date:	16/06/2020
Responsible Officer:	Claire Ryan
Land to be developed (Address):	Lot 11 DP 270907 , 8 Baz Retreat WARRIEWOOD NSW 2102 Lot 10 DP 270907 , 9 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 proposed application seeks the torrens title subdivision of Lot 10 (9 Baz Retreat) into two lots and Lot 11 (8 Baz Retreat) into two lots, and the construction of two semi-attached dwelling upon each of Lot 10 and Lot 11, including associated external works.

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

D16.5 Landscaped Area for Newly Created Individual Allotments

The proposed application is acceptable In terms of landscape outcome, subject to conditions on the completion of landscaping, and subject to conditions to protect existing street tree planting.

A Landscape Plan is provided with the development application. The Landscape Plan provides compliance to D16.5 Landscaped Area for Newly Created Individual Allotments requirements in terms of tree planting, and conditions of consent shall be imposed on appropriately locating such tree planting. The Landscaped Area for dwelling 2 upon Lot 10 is less than the required area, however the landscape outcome including proposed tree planting satisfies the Pittwater intent of the 21 DCP landscape controls.

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 street frontage and additionally any existing street trees in the vicinity of the site 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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of existing street trees

All existing street trees along the frontage of the Lot 10 (2 *Tristaniospsis 'luscious'*) and Lot 11 (2 *Tristaniospsis 'luscious'*) and generally in the vicinity of the works shall be retained during all construction stages.

To each tree fronting Lot 10 and Lot 11, tree protection fencing shall be erected around the trees 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 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 Landscape Plans identified as Lot 10 drawing number DA-01 and DA-02, prepared by Hamilton Landscape Architects; and Landscape Plans identified as Lot 11 drawing number DA-01 and DA-02, prepared by Hamilton Landscape Architects, inclusive of the following requirements:

- i) the nominated tree planting shall be planted at minimum 75 litre size,
- ii) the proposed root barrier shall be installed to the alignment as shown on the Landscape Plans, with photographic evidence to be provided of the root barrier in the ground,
- iii) fencing is not permitted forward of the front building line. Boundaries between public and private land shall be delineated by vegetation as nominated on the Landscape Plans, such as low hedges, garden beds or the like.

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 of consent.

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 Landscape Plans.

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.

Reason: preservation of environmental amenity.