

Landscape Referral Response

Application Number:	DA2020/1548
Date:	04/02/2021
Responsible Officer:	Adam Mitchell
Land to be developed (Address):	Lot 21 DP 271139 , 65 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 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 no existing vegetation within the site. Existing site trees are present within the road verge and all shall be protected. No Arboricultural Impact Assessment report is provided, nor required in this instance. The existing street trees along the street frontage shall be preserved and are subject to conditions of consent.

A Landscape Plan is submitted with the application and the works are subject to conditions of consent, requiring an additional tree within the front setback and planting along the front boundary to reduce the built form.

Landscape Referral have no objections to the application.

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 in the vicinity of the works and the street tree at the 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 shall be completed in accordance with the approved Landscape Plans, inclusive of the following requirements:

- i) an additional tree shall be planted within the front setback, selected as either *Melaleuca linariifolia*, *Backhousia myrtifolia*, or *Tristanopsis laurina*,
- ii) all tree planting is to be located a minimum area of at least 1.5 metres from adjoining common residential side boundaries,
- iii) all tree planting is to be located a minimum of 4 metres from existing and proposed dwellings,
- iv) trees shall be planted at minimum 75 litre size,
- v) shrub planting capable of attaining at least 2 metres 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,
- vi) 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.

Prior to the issue of an Occupation Certificate, details shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the 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**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 for establishment. 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.

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

life of the development.

Reason: to maintain local environmental amenity and ensure landscaping continues to soften the built form.