

Landscape Referral Response

Application Number:	DA2021/2297
Date:	07/12/2021
Responsible Officer:	Nick England
Land to be developed (Address):	Lot 6 DP 736961 , 10 Fern Creek 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 dwelling house and associated site and landscape works upon Lot 14.

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 property boundaries nor in adjoining properties. Existing street trees are present within the road verge of Fern Creek Road and all shall be protected, and are subject to conditions of consent. An existing driveway servicing the lot is in place.

The Architectural Plans include raised planter walling and boundary fencing to the development front setback and this is not supported. The planter walling upon a relatively flat site reduces the landscape area in terms of supporting trees within adequate soil volume areas and to comply with the requirements of DCP control C1.1 Landscaping, which requires that in all development a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form, and that each tree planted is to have a minimum area of 3 metres x 3 metres and a minimum 8m³ within this area to ensure growth is not restricted, and additionally that tree planting is installed at a distance from existing or proposed buildings.

Additionally to satisfy 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.

A Landscape Plan is submitted proposing landscape works to enhance the landscape setting of the lot

development and generally no concerns are raised except for the above planter and fencing treatment of the front setback and may be acceptable subject to conditions of consent, including 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:

- the plant schedule shall include a minimum of 70% endemic vegetation, with all canopy trees to be endemic, whilst smaller trees may be exotic,
- exempt species are to be removed from the proposed plant schedule and these include Cupaniopsis, Fraxinus and Howea species listed in the development application document,
- environmental weeds are not permitted to be planted and shall be removed from the proposed plant schedule and these include Cupaniopsis, Rhipiolepis and Pennisetum species listed in the development application document,
- two additional canopy tree endemic planting shall be included in the front setback and may consist of either Banksia serrata, Syzygium smithii, Syzygium paniculatum, and Hymenosporum flavum,
- all tree planting is to be located a minimum of 3 metres from existing and proposed dwellings,
- each tree is to be located at least 1.5 metres from adjoining common residential side boundaries,
- hard landscape materials and landscape structures (excluding front setback planter walling and fencing) shall be in accordance with the development application document,
- the planter walling and 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.

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 shall be issued to the Certifying Authority prior to the issue of a Construction Certificate to include the following details:

- the plant schedule shall include a minimum of 70% endemic vegetation, with all canopy trees to be endemic, whilst smaller trees may be exotic,
- exempt species are to be removed from the proposed plant schedule and these include Cupaniopsis, Fraxinus and Howea species listed in the development application document,
- environmental weeds are not permitted to be planted and shall be removed from the proposed plant schedule and these include Cupaniopsis, Rhipiolepis and Pennisetum species listed in the development application document,
- two additional canopy tree endemic planting shall be included in the front setback and may consist of either Banksia serrata, Syzygium smithii, Syzygium paniculatum, and Hymenosporum flavum,
- all tree planting is to be located a minimum of 3 metres from existing and proposed dwellings,
- each tree is to be located at least 1.5 metres from adjoining common residential side boundaries,
- hard landscape materials and landscape structures (excluding front setback planter walling and fencing) shall be in accordance with the development application document,
- the planter walling and 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.

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 along Fern Creek Road 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 Landscape Plan and any conditions of consent.

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

Reason: To maintain local environmental amenity.