

Landscape Referral Response

Application Number:	DA2018/1044
Date:	13/09/2018
Responsible Officer:	Renee Ezzy
Land to be developed (Address):	Lot 5 DP 736961 , 9 Fern Creek Road WARRIEWOOD NSW 2102 Lot 11 DP 1092788 , 11 Fern Creek Road WARRIEWOOD NSW 2102 Lot 13 DP 1092788 , 13 Fern Creek Road WARRIEWOOD NSW 2102 Lot 12 DP 1092788 , 12 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 subdivision application is acceptable subject to the completion of landscaping to the road verge (paths, street trees and turfing).

Council's Landscape section have assessed this application against the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain), and Pittwater DCP21 Control C6.4 The Road System and Pedestrian and Cyclist Network.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Road verge landscaping and infrastructure

A Landscape Plan shall be issued prior to Construction Certificate, containing the following landscape

details in accordance with the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain), and the Warriewood Valley Roads Masterplan:

Proposed Local Street

- a) A 1.5m wide footpath to one side in accordance with S-3 of the Warriewood Valley Landscape Masterplan and Design Guidelines, in co-ordination with all civil layouts along the Local Street. This shall be located abutting the kerb and shall be extended, inclusive of kerb ramps, along the existing cul-de-sac, to connect to the proposed footpath alignments for 10 Fern Creek Road and 2 Fern Creek Road,
- b) All underground utility services are to be located under the footpath,
- c) Street tree planting shall be documented in accordance with S-3 of the Warriewood Valley Landscape Masterplan and Design Guidelines, including medium canopy trees to the road verge containing the proposed footpath, and large canopy trees to the road verge containing soft landscaping only,
- d) All street trees for S-3 are to be a minimum 400 litre stock for large canopy trees and 200 litre stock for medium canopy trees, and subject to final approval by Council. All street trees shall be subject to pre-order of plant material.
- e) 400 litre stock shall be delivered as achieving a minimum height of 3.5m, with a minimum caliper of 60mm,
- f) 200 litre stock shall be delivered as achieving a minimum height of 2.5m, with a minimum caliper of 40mm,
- g) Underplanting of native grasses as per S-3 shall be provided under large canopy trees,
- h) All trees to be grown by recognised nursery under natspec growing guidelines,
- i) All street trees shall be spaced evenly to achieve at least 1 tree per lot frontage, or a maximum separation of 7 metres apart,
- j) All street trees shall be installed with tree guards, consisting of 4 timber posts and top & mid timber rails, as per S-3,
- k) All street trees must be maintained for a period of 12 months following the issue of an occupation certificate. Any failure due to lack of maintenance will require replacement. Grassed areas are to be turfed with Couch species (weed free) and even grade to a maximum 4% grade.

All work is subject to a Section 139 approval from Council.

Proposed Access Street

- a) A 1.5m wide footpath to one side in accordance with S-4 of the Warriewood Valley Landscape Masterplan and Design Guidelines, in co-ordination with all civil layouts along the Access Street. This shall be located abutting the kerb and shall be extended, inclusive of kerb ramps,
- b) All underground utility services are to be located under the footpath,
- c) Street tree planting shall be documented in accordance with S-4 of the Warriewood Valley Landscape Masterplan and Design Guidelines, including small canopy trees to the road verge containing soft landscaping only,
- d) All street trees for S-4 are to be a minimum 200 litre stock, and subject to final approval by Council. All street trees shall be subject to pre-order of plant material.
- e) 200 litre stock shall be delivered as achieving a minimum height of 2.5m, with a minimum caliper of 40mm,
- f) All trees to be grown by recognised nursery under natspec growing guidelines,
- g) All street trees shall be spaced evenly to achieve at least 1 tree per lot frontage, or a maximum separation of 7 metres apart,
- h) All street trees shall be installed with tree guards, consisting of 4 timber posts and top & mid timber rails, as per S-4,
- i) All street trees must be maintained for a period of 12 months following the issue of an occupation

certificate. Any failure due to lack of maintenance will require replacement. Grassed areas are to be turfed with Couch species (weed free) and even grade to a maximum 4% grade.

All work is subject to a Section 139 approval from Council.

Reason: to enable the long term retention of the desired streetscape character.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Landscape maintenance

- a) Street tree planting under this consent are to be mulched, watered and fertilized as required at the time of planting, and to be continued for a period of 12 months prior to release of an occupation certificate.
- b) If any tree planted under this consent fails, they are to be replaced with similar species, and of similar pot size, to maintain the landscape theme and be generally in accordance with the approved Landscape Plan.

Reason: to maintain local environmental amenity