

Landscape Referral Response

Application Number:	DA2019/0887
Date:	04/03/2020
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Lot 25 DP 5464 , 2 Macpherson Street 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 subdivision of land into 24 community title lots comprising 22 residential lots and 2 residue lots at 2 Macpherson Street Warriewood.

Pittwater LEP 2014, Pittwater 21 DCP 2014, and Warriewood Valley Landscape Masterplan & Design Guidelines (Public Domain) are the relevant landscape guidance documents. The landscape component of the application consists of public domain works fronting the subdivision lots, between the internal roads and the front boundaries of the Lots 2 to 23, and excludes the public domain works between Lots 2, 3, 22, 23 and Macpherson Street, which are approved under development consent N0398/17.

The landscape works are illustrated on drawing numbers L000 Landscape Cover Page issue B; L001 Landscape Plant Schedule; L201 Landscape Plan issue A; L202 Landscape Plan issue B; L900 Landscape Details issue A; and L901 Landscape Maintenance Specification, all prepared by Meriton.

The landscape works to the internal road verges is subject to the requirements of S-4 Access Street of Warriewood Valley Release Area Masterplan and Design Guidelines. S-4 Access Street nominates street tree planting to one side of the road and to the other side street lights, path and turf is required as a minimum. Development consent N0398/17 includes street tree planting to one side of the road.

This application proposes street lights, path, turf and street tree planting to the opposite side of the road. The street tree planting is contained within a 800mm wide garden bed from edge of path to the front boundary. It is noted that under Warriewood Valley Release Area Masterplan and Design Guidelines, no front fences or walling is permitted forward of the building line, hence the opportunity for tree growth under this circumstance is not restricted, and the available ground surface soil volume is therefore extended into the Lots.

The landscape component of the application is acceptable, subject to conditions of consent that the garden width area is not obstructed by utility services or the like that would not permit tree pit excavations.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Landscape completion

Landscaping is to be implemented in accordance with drawing numbers L000 Landscape Cover Page issue B; L001 Landscape Plant Schedule; L201 Landscape Plan issue A; L202 Landscape Plan issue B; L900 Landscape Details issue A; and L901 Landscape Maintenance Specification, all prepared by Meriton, inclusive of the following requirements:

- i) all utility services, if any on this side of the road verge, are to be installed under the path and not within the garden area set aside for tree planting,
- ii) all street trees shall be pre-ordered to be delivered to site at the nominated pot size,
- iii) the tree planting of *Tristania laurina* 'Luscious' is to be installed at 200 litre pot size as nominated on the plans, planted at least 500mm from the edge of the path. Any plant species or pot size substitution is not permitted unless approved by Council,
- iv) samples of the tree species shall be delivered to site for inspection and approval by Council,
- v) each tree shall have a tree guard consisting of 4 x 75 x 75 x 2100 posts (at least 600mm into the ground), with 50 x 30 top and mid rail, removed at the end of the landscape maintenance period.

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 plans and inclusive of any conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity and soften the built form.

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

Landscape maintenance

A 12 month establishment period shall apply for all new landscaping within the road verge. If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. All planting must be maintained for the life of the development, or for their safe natural life. Planting that may die or is removed must be replaced.

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