

Landscape Referral Response

Application Number:	Mod2019/0171
Date:	17/06/2019
Responsible Officer:	Rebecca Englund
Land to be developed (Address):	Lot 29 DP 5464 , 27 Warriewood Road WARRIEWOOD NSW 2102 Lot 101 DP 1229188 , 23 Warriewood Road WARRIEWOOD NSW 2102 Lot 28 DP 5464 , 25 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 modification proposal to remove Condition 23 of Development Consent No. DA N0611/16 is approved, based on the impact that new civil works will have on the tree protection zone (TPZ) and hence long term health and viability.

Condition 23 require two (2) Pinus pinaster trees to be retained as shown on the DA Landscape Plan.

In consideration of the site constraints to preservation of the trees from civil works along the Warriewood Road road reserve as part of a Section 138 Roads Act Approval No. 2018/0013 dated 29 October 2018, the following impediments are presented to allow the two trees to be retained:

- new finished road and path levels will result in finished ground levels being 500mm to 1000mm higher than current ground levels under the canopy of the trees outside of the site boundary; and
- trenches for the provision of underground services (required by condition B 13(c) of the development consent), will impact upon the TPZ.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

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

Replacement street tree planting

Two (2) replacement street trees shall be located along the Warriewood Rd verge as replacement for the Pinus pinaster trees, and shall be sourced and planted in accordance with the Warriewood Valley Landscape Masterplan and Design Guidelines requirements in S-1, as follows:

- *tree species:* Lophostemon confertus
- *planting size:* minimum 400 litre, 3.5m height, and 60mm caliper
- *source:* all trees shall be obtained through a pre-order agreement with a nursery to deliver to the required planting size listed above
- *specification:* all tree planting works shall be in accordance with S-1, including required mass planted garden bed under the street tree, timber edging, soilmix and mulch, and tree guards
- *establishment:* the street tree planting works is subject to a 12 month establishment and maintenance period. Any failure of planting shall be replaced at the applicant's cost.

All street tree works, including acceptance of the tree species, and signoff for handover, is subject to inspection and approval by Council.