

Landscape Referral Response

Application Number:	DA2019/0385
Date:	20/06/2019
Responsible Officer:	Megan Surtees
Land to be developed (Address):	Lot 32 DP 5464 , 41 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, in terms of landscape outcome, is acceptable, subject to conditions.

Council's Landscape section has assessed the proposal against the following Pittwater21 DCPC Controls:
B4.22 Preservation of Trees and Bushland Vegetation
C1.1 Landscaping
D16.5 Landscaped Area for Newly Created Individual Allotments

Canopy Tree planting is to be provided that satisfies C1.1 Landscaping and D16.5 Landscaped Area for Newly Created Individual Allotments. Two canopy trees shall be provided within the rear and 1 canopy tree shall be provided within the frontage.

No Arboricultural Impact Assessment report is provided. The site does not contain any trees of significance. Any existing street trees in the vicinity of the site must be protected during all stages of works.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Street tree protection - General

- i) all existing street trees shall be retained during the works, including any street tree within the estate.
- ii) any street tree damaged or removed shall be replaced 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 works

Landscaping shall be completed in accordance with the Landscape Plan 1903 sheet 1 of 1, prepared by Outbuild, inclusive of the following requirements:

- i) two medium canopy trees, as listed in the Warriewood Valley Landscape Masterplan Design Guidelines shall be installed to the rear of the property, and one small canopy tree, as listed in the Warriewood Valley Landscape Masterplan Design Guidelines shall be installed to the front of the property,
- ii) the nominated tree planting shall be planted at minimum 75 litre size. Each tree planted is to have a minimum area of 3 metres x 3 metres contained wholly within the site. Canopy trees are to be located a minimum of 4-5 metres from existing and proposed built structures,
- iii) 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, 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 landscape plan and inclusive of any conditions of consent.

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. 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.

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

Environmental and priority weed control

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

Reason: preservation of environmental amenity.