

Landscape Referral Response

Application Number:	DA2025/0675
Date:	23/07/2025
Proposed Development:	Subdivision of one (1) lot into eight (8) Torrens Title lots and construction of eight (8) dwelling houses and associated landscaping
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 1115877 , 53 A 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 application is for the proposed torrens title subdivision and construction of four (4) detached dwellings and (4) semi-detached dwellings and associated works and identified as Lots 13 to 20 in the subdivision plan submitted with this application. The application relies on development application for subdivision under DA2024/1079 being approved.

The MasterSet Plans include site calculations that indicate that various Lots (and particularly Lots 16 and 19 that are greatly deficient) do not provide the required 35% landscape areas. Landscape Referral note that the PLEP definition of 'landscape area' is "a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area", and as such the areas identified as decorative pebbles and areas that are not planted shall not be included in the landscape area calculation, and this matter shall be determined by the Assessing Planning Officer.

Council's Landscape Referral section has assessed the application against the Pittwater Local Environment Plan (PLEP), and the following Pittwater 21 DCP (PDCP) controls (but not limited to): C6.2 Natural Environment and Landscaping Principles; D16 Warriewood Valley Locality; and in particular D16.5 Landscaped Area for Newly Created Individual Allotments, and D16.12 Fences.

It is noted that the proposed crossover and driveway across the road reserve verge are wider than the plans submitted under the subdivision application of DA2024/1079 and concern is raised. Public Domain Landscape Plans are required under section 138 application for works in the road reserve verge prior to Construction Certificate for the subdivision and the street tree planting proposals will require co-ordination with subsurface services and street lighting and both of these shall be arranged in locations to maximise soil volume and street tree establishment

There are existing trees within the proposed Lots that are all impacted by the proposed subdivision

works including earthworks, road works construction and services installation. Landscape Referral have reviewed the Arboricultural Impact Assessment previously submitted under DA2024/1079 and the prescribed existing trees identified as T33 and T38 are to be removed as are the following exempt species: T25, T31, T32 and T39.

Landscape Plans are submitted and generally the landscape design scheme is supported subject to any imposed conditions for each Lot and the following comments are provided:

- Lot 13: for this Lot the side boundary at the junction of Road No. 1 and Lorikeet Grove presents to the streetscape with masonry walling and standard timber fencing atop and additional planting is required to soften the built form including an additional large canopy tree as selected from PDGP control D16.5 to achieve at least 12 metres in height at maturity, as well as mass shrub planting along the rear of the south-eastern corner to achieve at least 3 metres in height at maturity.
- Lot 14: screen shrub planting to achieve 3 metres in height at maturity shall be included along the rear of the property to provide a landscape buffer to private open spaces privacy for occupants and privacy into the property from adjoining rear buildings, and species shall be selected to not impact surface water flows in the drainage easement.
- Lot 15: screen shrub planting to achieve 3 metres in height at maturity shall be included along the rear of the property to provide a landscape buffer to private open spaces privacy for occupants and privacy into the property from adjoining rear buildings; and the clothesline location shall be relocated accordingly, as may the proposed tree planting.
- Lot 16: for this Lot the side boundary at the junction of Lorikeet Grove and Pheasant Place presents to the streetscape with masonry walling and standard timber fencing atop and additional planting is required to soften the built form including an additional small canopy tree as selected from PDGP control D16.5 to achieve at least 6 metres in height at maturity, as well as mass shrub planting along the rear of the southern corner to achieve at least 3 metres in height at maturity; and the nominated *Rhaphiolepis* species shall be substituted for a non-self-seeding species.
- Lot 17: screen shrub planting to achieve 3 metres in height at maturity shall be included along the rear of the property to provide a landscape buffer to private open spaces privacy for occupants and privacy into the property from adjoining rear buildings, and species shall be selected to not impact surface water flows in the drainage easement; and the clothesline location shall be relocated accordingly.
- Lot 18: screen shrub planting to achieve 3 metres in height at maturity shall be included along the rear of the property to provide a landscape buffer to private open spaces privacy for occupants and privacy into the property from adjoining rear buildings; the clothesline location shall be relocated accordingly, as may the proposed tree planting; and the nominated *Rhaphiolepis* species shall be substituted for a non-self-seeding species.
- Lot 19: no landscape design issues.
- Lot 20: for this Lot the side boundary at the junction of Road No. 1 and Road No. 2 presents to the streetscape with masonry walling and standard timber fencing atop and additional planting is required to soften the built form including an additional small canopy tree as selected from PDGP control D16.5 to achieve at least 6 metres in height at maturity, as well as mass shrub planting along the rear of the northern corner to achieve at least 3 metres in height at maturity.

Should the Assessing Planning Officer accept the merits of the 'landscape areas' as acceptable, Landscape Referral shall provide conditions of consent.

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 Plans

Amended Landscape Plans shall be issued to the Certifier prior to the issue of a Construction Certificate to include the following details:

- i) Lot 13: at the junction of Road No. 1 and Lorikeet Grove an additional large canopy tree as selected from PDGP control D16.5 to achieve at least 12 metres in height at maturity, as well as mass shrub planting along the rear of the south-eastern corner to achieve at least 3 metres in height at maturity shall be included.
- ii) Lot 14: screen shrub planting to achieve 3 metres in height at maturity shall be included along the rear of the property, and species shall be selected to not impact surface water flows in the drainage easement.
- iii) Lot 15: screen shrub planting to achieve 3 metres in height at maturity shall be included along the rear of the property; and the clothesline location shall be relocated accordingly, as may the proposed tree planting.
- iv) Lot 16: at the junction of Lorikeet Grove and Pheasant Place an additional small canopy tree as selected from PDGP control D16.5 to achieve at least 6 metres in height at maturity, as well as mass shrub planting along the rear of the southern corner to achieve at least 3 metres in height at maturity; and the nominated *Rhaphiolepis* species shall be substituted for a non-self-seeding species.
- v) Lot 17: screen shrub planting to achieve 3 metres in height at maturity shall be included along the rear of the property, and species shall be selected to not impact surface water flows in the drainage easement; and the clothesline location shall be relocated accordingly.
- vi) Lot 18: screen shrub planting to achieve 3 metres in height at maturity shall be included along the rear of the property; and the clothesline location shall be relocated accordingly, as may the proposed tree planting; and the nominated *Rhaphiolepis* species shall be substituted for a non-self-seeding species.
- vii) Lot 20: at the junction of Road No. 1 and Road No. 2 an additional small canopy tree as selected from PDGP control D16.5 to achieve at least 6 metres in height at maturity, as well as mass shrub planting along the rear of the northern corner to achieve at least 3 metres in height at maturity shall be included.

Certification shall be provided to the Certifier 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 and the street tree at the development site frontage 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: Temporary Fencing & Hoardings, shall be installed around the tree for the duration of the works.

Reason: to retain and protect tree planting on development sites.

Tree and Vegetation Protection

- a) Existing trees and vegetation shall be retained and protected, including:
 - i) all road reserve trees and vegetation,
 - ii) all trees and vegetation located on adjoining properties.

b) Tree protection shall be undertaken as follows:

- i) tree protection shall be in accordance with Australian Standard 4970 Protection of Trees on Development Sites, including the provision of temporary fencing to protect existing trees within 5 metres of development,
- ii) existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by an Arborist with minimum AQF Level 5 in arboriculture,
- iii) removal of existing tree roots at or >25mm (Ø) diameter is not permitted without consultation with an Arborist with minimum AQF Level 5 in arboriculture,
- iv) no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained,
- v) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with an Arborist with minimum AQF Level 5 in arboriculture including advice on root protection measures.

The Principal Certifier must ensure that:

- c) The activities listed in section 4.2 of Australian Standard 4970 Protection of Trees on Development Sites, do not occur within the tree protection zone of any tree, and any temporary access to, or location of scaffolding within the tree protection zone of a protected tree, or any other tree to be retained on the site during the construction.

Reason: Tree and vegetation protection.

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

Landscape Completion

Landscape works are to be implemented in accordance with the approved Landscape Plan as Amended, and inclusive of the following conditions:

- a) landscape works are to be contained within the legal property boundaries,
- b) all tree planting shall be a minimum pre-ordered planting size of 75 litres or as otherwise scheduled if greater in size; meet the requirements of Natspec - Specifying Trees; planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established; and shall be located at least 3.0 metres from buildings or more, at least 1.5 metres from side or rear common boundaries; and located either within garden bed or within a prepared bed within lawn,
- c) 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, details (from a landscape architect, landscape designer or qualified horticulturalist) shall be submitted to the Principal Certifier, 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 Plans as Amended and any conditions of consent.

The approved landscape area shall in perpetuity remain as planting under the development consent and shall not be replaced with any hard paved surfaces or structures.

Reason: To maintain local environmental amenity.