

Landscape Referral Response

Application Number:	DA2024/1079
Date:	21/07/2025
Proposed Development:	Community title subdivision into five (5) lots and civil works
Responsible Officer:	Adam Richardson
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 Lot 3 DP 942319 , 53 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 subdivision and civil infrastructure works as described in reports and as illustrated on plans. Council's Landscape Referral section have assessed the application against the Pittwater Local Environment Plan (PLEP) and Pittwater development Control Plan (PDCP), Warriewood Valley Landscape Masterplan and Design Guidelines, August 2018 (WVLMDG), and Warriewood Valley Roads Masterplan, August 2018 (WVRM). The proposed development includes five (5) lot Community Title Subdivision; a private internal road i.e. Community Lot 1; a future public reserve; the extension of Lorikeet Grove; the widening of Pheasant Place; civil works and tree removal to facilitate the future residential development of the Subject Site.

The submitted Plans do not demonstrate the required 50% impervious requirement for the site in its entirety, to satisfy Pittwater DCP control C6.7 Landscape Area, and this matter shall be determined by the Assessing Planning Officer.

The following landscape works are required as part of the subdivision and civil infrastructure works, and are supported:

- a 2.1m wide footpath along Warriewood Road, including street tree planting, as shown on the Civil Plans, and inclusive of street tree planting the subject of conditions and the subject of a section 138 application.
- a 1.5m wide footpath to one side of Lorikeet Grove, including street tree planting, as shown on the Landscape Plans and Civil Plans,
- a 2.5m wide share-path connection to existing / proposed share-paths within the Creekline Corridor, as shown on the Landscape Plans and Civil Plans,
- tree removal as reported in the Arboricultural Impact Assessment, for identified trees impacted by civil cut and fill works, and as shown on the Landscape Plans.

It is noted that the share-path location is assessed in the Flood Impact Assessment, and the proposed location is considered the most appropriate to reduce hazard.

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

Public Domain Landscape Plans

Landscape Plans shall be issued under section 138 and 139 of the Roads Act for works in the road reserve to document the following:

- i) location of all share paths along Warriewood Road and internal roads in coordination with the Civil Plans,
- ii) street tree planting of three (3) *Lophostemon confertus* (Brushbox) trees along Warriewood Road verge, detailed in accordance with S-1 of the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain),
- iii) all other street trees as shown on the approved Landscape Plans shall be detailed in accordance with S-4 of the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain),

Street tree planting shall be the subject of documentation under a separate application under Section 138 and 139 of the Roads Act for works in the road reserve

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree Removal Within the Property

This consent approves the removal of existing prescribed trees on the subject site as identified in the Arboricultural Impact Assessment. A qualified AQF level 5 Arborist shall identify these trees on site and tag or mark prior to removal.

Reason: To enable authorised development works.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and Vegetation Protection

a) Existing trees and vegetation shall be retained and protected, including:

- i) all prescribed trees within the site, or otherwise existing trees nominated for retention on the approved plans,
- ii) all trees and vegetation located on adjoining properties,
- iii) all trees and vegetation within the road reserve.

b) Tree protection shall be undertaken as follows:

- i) tree protection shall be in accordance with AS4970 Protection of trees on development sites, and the recommendations of the approved Arboricultural Impact Assessment,
- ii) the following arboricultural requirements shall be adhered to unless authorised by an Arborist with minimum AQF level 5 qualifications: existing ground levels shall be maintained within the tree protection zone of trees to be retained; removal of existing tree roots at or >25mm (Ø) diameter is not permitted; 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; and structures are to bridge tree roots at or >25mm (Ø) diameter,

iii) the activities listed in section 4.2 of AS4970 Protection of trees on development sites, shall not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site,

iv) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy, and shall be in accordance with AS4373 Pruning of amenity trees,

v) the tree protection measures specified in this clause must: i) be in place before work commences on the site, and ii) be maintained in good condition during the construction period, and iii) remain in place for the duration of the construction works.

The Principal Certifier must ensure that:

c) The arboricultural works listed in a) and b) are undertaken as compliance to AS4970 Protection of trees on development sites.

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 Plans, unless otherwise imposed by conditions.

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 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.