

## Landscape Referral Response

<b>Application Number:</b>	DA2018/1514
<b>Date:</b>	23/11/2018
<b>Responsible Officer:</b>	Luke Perry
<b>Land to be developed (Address):</b>	Lot 100 DP 1015283 , 145 Old Pittwater Road BROOKVALE NSW 2100

### 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 plans raise some areas of concern regarding streetscape address and visual impacts to the Condamine Street frontage.

- Southern end of the site:

The plans indicate removal of mature canopy trees to accommodate a slip lane off Condamine Street to access the small existing car-park. The creation of the slip lane also reduces the landscape buffer to the main road. The need for the slip lane is queried as there appears to be alternate access through the site from the entry opposite the Pittwater Road entry.

- Landscape area forward of the car-park opposite Warringah Golf Club:

The plans indicate reduction in the width of the landscape area with minimal landscape buffer to the carpark. The resultant area will be dominated by hard surfaces and cars. This is considered to be a poor response to the streetscape along a major arterial road. Insufficient width is provided to enable suitable planting to screen the car-park and integrate the bulk and scale of the development into the streetscape.

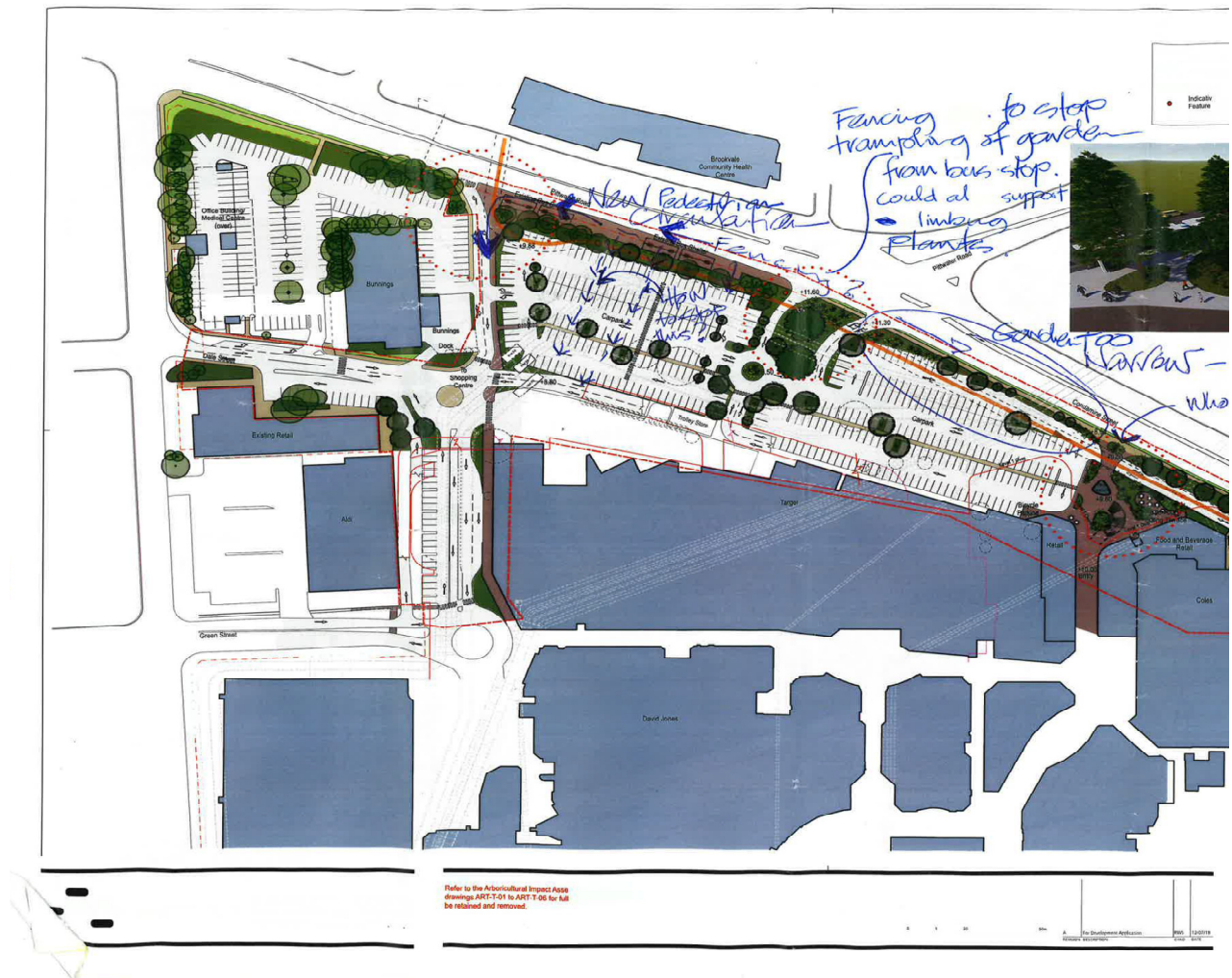
- Access to the site from the transport interchange

The plans indicate that pedestrian access to the site is to be directed to the northern end of the bus interchange and not through the car-park as is currently the case. No detail is provided as to how pedestrians are to be controlled from filtering through the garden beds into the car-park. Presumable fencing will be required. Opportunities exist to integrate planting to grow along a fence or for fencing to become a feature of the site via integrated public art in the design. Details on the resolution of pedestrian control are required.

- Planting to car-park access ramps.

The elevations provided indicate that planting cascades down the walls of the car-park entry ramps. Conceptually this is supported, however the landscape plans make no reference to such planting. Landscape plans should be amended to indicate how this can be achieved.

If further information is provided, additional assessment can be undertaken.



### Referral Body Recommendation

Recommended for refusal

### Refusal comments

### Recommended Landscape Conditions:

Nil.