

Landscape Referral Response

Application Number:	DA2023/0669
Date:	11/07/2023
Proposed Development:	Demolition work and the construction of 28 dwellings, infrastructure, roadworks, tree removal, landscaping, community title subdivision and the dedication of the creekline corridor to Council.
Responsible Officer:	Alex Keller
Land to be developed (Address):	Lot 4 DP 553816 , 16 Macpherson Street 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

Council's Landscape Referral section have 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; C6.4 The Road System and Pedestrian and Cyclist Network; and C6.7 Landscape Area (Sector, Buffer Area or Development Site)
- D16 Warriewood Valley Locality, and in particular D16.5 Landscaped Area for Newly Created Individual Allotments, and D16.12 Fences
- Warriewood Valley Landscape Masterplan and Design Guidelines, August 2018 (WVLMDG), and the Warriewood Valley Roads Masterplan, August 2018 (WVRM).

The proposed works include landscape outcomes for the public domain and for the residential lots. Landscape Referral have reviewed submitted Landscape Plans and the Arboricultural Impact Assessment in consideration of landscape outcomes.

The following concerns are raised and require adjustment to the proposed development works:

- The Civil Plans and the Landscape Plans indicate required 2.1 metre wide share path connection along Brands Lane to connect with the existing pedestrian bridge over Narrabeen Creek, as identified in the WVLMDG. The Landscape Plans additionally propose street tree planting within the 2.1 metre wide sharepath and this is not supported. Both footpaths/share paths and street tree planting are required within the road reservation of all roads identified in WVLMDG and WVRM. Within the design guidelines of WVLMDG all street tree planting is separated from footpaths/share paths, and the encroachment of street tree planting into the 2.1 metre wide share path is not accepted as a sensible outcome when the share path is a vital component of Warriewood Valley for pedestrian and cycle connections.
- The 'landscape area' calculations as identified in the architectural site plans are based solely of building footprint within the residential lot and include areas that are under structures such as roofs, terraces and balconies, and additionally include external stairs, dwelling entry paths as 'landscape area'

when such areas are clearly unable to support planting, such that the 'landscape area' calculations as defined in the PLEP are overstated. The Landscape Plan proposals further compromise the 'landscape area' with timber decking and areas of pavers and gravel shown on the plans within calculated 'landscape areas'. A typical analysis of this assessment is available in Figure 1.

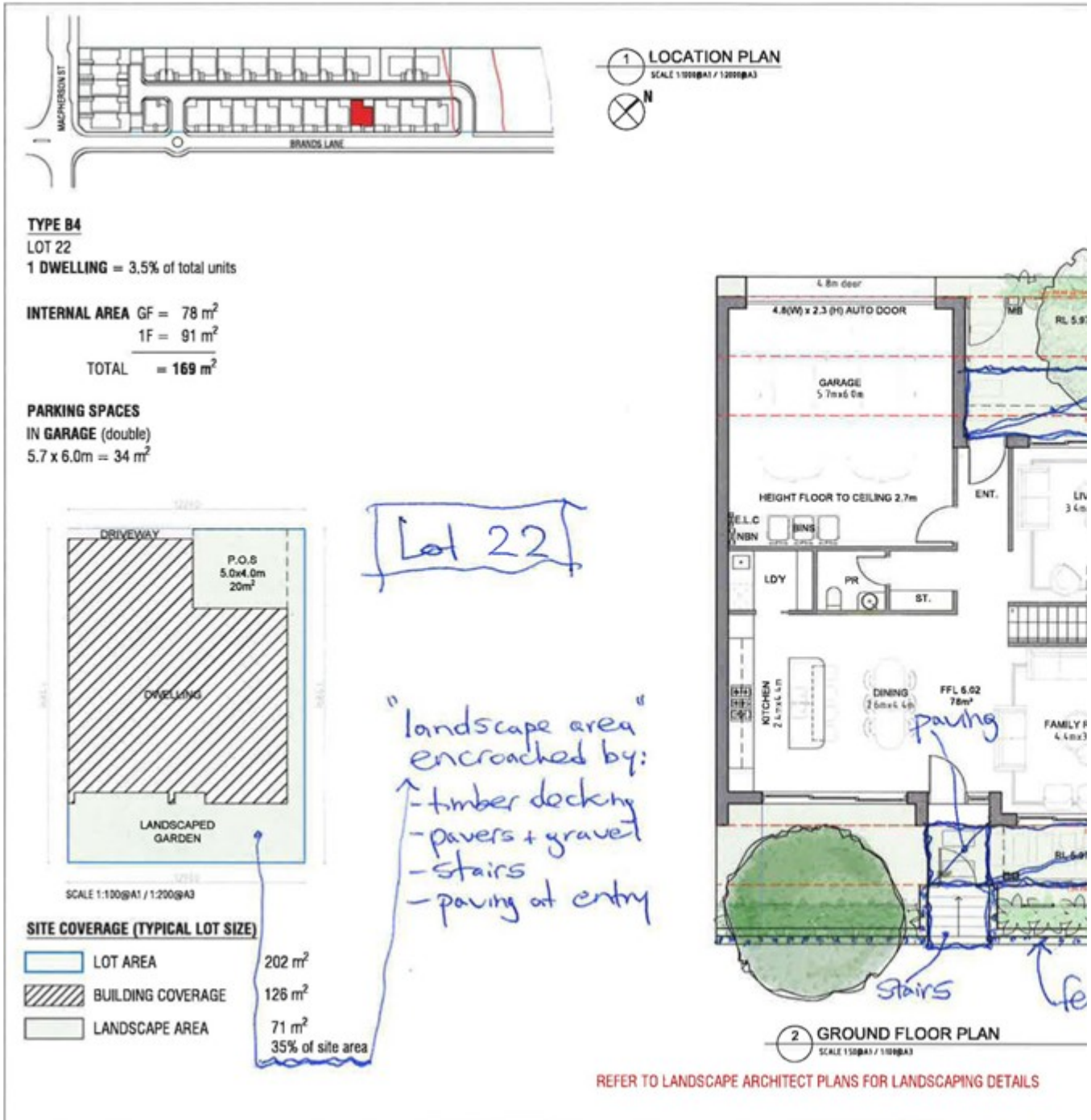
- Within the proposed residential lots front fencing is proposed contrary to D16.12.

Based on the above assessment, Landscape Referral are unable to support the development application at this stage.

Landscape Referral note the following assessment which raise no concerns:

- Rehabilitation works within the creekline corridor is indicated in the Biodiversity Management Plan, including a works schedule and a regeneration species list, and this matter is deferred to Natural Environment Bushland and Biodiversity Referral team, as well as for any additional requirements for regeneration works associated with the proposed Bioretention Basin.
- Existing native trees within the development site as identified in the Arboricultural Impact Assessment are to be removed as they cannot be retained due to ground level adjustments and the proposed subdivision and arrangement of roads, buildings and infrastructure. One existing native tree is unaffected by the development works. The conclusions and recommendations of the Arboricultural Impact Assessment raise no concerns. The Landscape Plans submitted proposed tree replacement planting as well as other planting within the public domain and within the residential lots.

FIGURE 1: *encroachment into the 'landscape area' - typical of all proposed residential Lots*



The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.