

Landscape Referral Response

Application Number:	DA2019/0021
Date:	11/04/2019
Responsible Officer:	Maxwell Duncan
Land to be developed (Address):	Lot 6 DP 749791 , 113 Orchard 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

The proposal, in terms of landscape outcome and the information provided, is not acceptable. The proposal in its current form, does not provide a suitable landscape outcome in accordance with Pittwater 21 DCP, for the following reasons:

- the proposal will result in a substantial loss of existing canopy trees which are assessed as in good condition, with medium sule (safe useful life expectancy), and moderate landscape significance,
- the preliminary tree inspection statement is incomplete, and does not assess the impact that the proposed horse area and day yard/parking area works will have on existing trees located between these two area,
- the proposed pool is able to be relocated to ensure the protection of existing nearby trees,
- the character of the proposal when viewed from the streetscape is not sufficiently softened by landscaping (including retained trees and additional trees), due to the site planning arrangement that does not provide sufficient existing tree protection and enhanced tree planting between built areas.

Concern is raised that the Preliminary Tree Inspection Statement is incomplete without assessment of the impact to existing trees around the existing house and near the proposed house additions, east of the dry yards, and south of the horse area. On page 6, section 3.4 of the Preliminary Tree Inspection Statement reads a "It should be noted that trees not assessed under this report will be significantly impacted upon by the proposed works".

Concern is raised that the extent of earthworks fails the LEP objective that development will not have a detrimental impact on the vegetation environmental functions and processes, and vegetation features of the and.

The following DCP controls are not met:

- C1.1 Landscaping, including - development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries.
- D16.1 Character as viewed from a public place, including the bulk and scale of development must be minimised; and landscaping is to be integrated with the development to screen and soften the visual impact of the built form.

Council's Landscape section has assessed the proposal against the following Pittwater 21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

D16.1 Character as viewed from a public place

A Landscape Plan is provided.

Further information is required within the arboricultural impact assessment addressing all existing trees impacted by the development.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.