

Landscape Referral Response

Application Number:	DA2025/0123
Date:	12/05/2025
Proposed Development:	Construction of a dwelling house
Responsible Officer:	Olivia Ramage
Land to be developed (Address):	Lot 11 DP 271326 , 11 Raven Circuit 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 staff have assessed the proposal against the following Pittwater 21 DCP (PDCP) controls (but not limited to): B4.22 Preservation of Trees and Bushland Vegetation; C1.1 Landscaping; D16 Warriewood Valley Locality, and in particular D16.5 Landscaped Area for Newly Created Individual Allotments, and D16.12 Fences.

The property is a vacant lot with no existing trees within the property boundaries. Existing street trees are present within the road verge of Raven Circuit as part of subdivision works, and all shall be protected, including the street trees fronting the property, and not impacted by construction activities including deliveries, and protection is subject to conditions of consent.

Updated comments:

In response to Landscape Referral concerns raised in previous comments, amended landscape plans as prepared by a suitably qualified professional and amended stormwater plans are submitted. The amended landscape plans satisfy the landscape setting outcomes of PDCP control D16.5 Landscaped Area for Newly Created Individual Allotments.

The amended stormwater plans are adjusted to provide a 1.5 metre wide deep soil garden bed with planting along the front boundary. However, it is noted that OSD-2 is proposed as an open basin with no soil for planting over the OSD structure. The amended landscape plans indicate planting over OSD-2, and the landscape calculations nominate the area incorporating OSD-2 as 'landscape area'.

The stormwater plans shall allow for soil over OSD-2 to support planting and it is advised that a minimum 300mm soil depth is required, exclusive of any drainage provisions. The stormwater plans shall be updated and co-ordinated to recognise the nominated 'landscape area' calculation and

landscape design intentions.

Previous comments:

Master Set Plans, Stormwater Plans and Landscape Plans are submitted for review of the landscape outcomes. Following review it is considered that the presented landscape design does not achieve the landscape setting outcomes and the documented scheme does not soften the built form nor does it utilise landscape design to integrate the proposed development into the locality landscape character where the built form is secondary to the landscape. PDCP control D16.5 outcomes including a high quality landscape character that contributes to the sense of place; deep soil landscape areas; enhancement of vegetation; and privacy and amenity within the development and to neighbouring properties is not achieved. To achieve the above outcomes as discussed it is suggested that:

- amended landscape plans prepared by a qualified professional shall be submitted that includes: native tree planting to the front and rear yards, shrub planting to the road reserve front boundary within the property; and screen planting along boundaries to the rear yard. The location of the OSD tank under the driveway is supported.

Additionally, it is unknown if the required landscape areas are achieved as listed in PDCP control D16.5, as areas are occupied by aggregate gravel, stepping stones and utilities such as rainwater tanks, clothes line and A/C that require hardstand bases, and such surfaces are contrary to the definition of landscape areas whereby all surfaces allocated as landscape areas shall be capable of supporting planting. This matter shall be determined by the Assessing Planning Officer. The location of the rainwater tanks may be considered for relocation against the building to collect downpipe water.

To assist with amended landscape plans, the applicant is advised to seek guidance from PDCP control D16.5 Landscaped Area for Newly Created Individual Allotments.

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.