

Landscape Referral Response

Application Number:	DA2024/1847
Date:	12/02/2025
Proposed Development:	Subdivision of a proposed lot into nine (9) lots and construction of two (2) semi-detached dwellings and seven (7) dwellings across two attached housing buildings
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B 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 proposed development seeks consent for the construction of nine (9) residential dwellings, stormwater works, minor retaining walls and associated landscape works. At the time of undertaking this assessment the subdivision application DA2024/1079 is awaiting approval or otherwise.

The Landscape Referral is for the nine (9) residential dwellings in terms of the landscape setting outcomes, assessed against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP controls (but not limited to): B4.22 Preservation of Trees and Bushland Vegetation: C1.1 Landscaping: C6.2 Natural Environment and Landscaping Principles: D16 Warriewood Valley Locality, and in particular D16.5 Landscaped Area for Newly Created Individual Allotments, and D16.12 Fences.

The submitted Landscape Plan provides inadequate information to demonstrate a landscape outcome setting that is considered against the landscape objectives of PLEP and PDCP. All nine lots indicate soft landscape without demonstrating exactly what is proposed and it appears that only lawn is proposed throughout and this is not an appropriate landscape setting.

A Landscape Plan shall be submitted for consideration and shall be prepared in accordance with Council's DA Lodgement requirements and *Landscape plan preparation* under D16.5 Landscaped Area for Newly Created Individual Allotments, and shall satisfy PDCP controls and the following advice is provided that shall be demonstrated on the Landscape Plan(s):

- D16.5 Landscaped Area for Newly Created Individual Allotments
- landscape areas for each lot shall be in accordance with *Minimum Landscape Area Requirements*

- landscape design outcomes shall be in accordance with *Landscaping Requirements*
- D16.12 Fences.
- fencing is not permitted forwards of the building line. Boundaries between public and private land should be delineated by vegetation such as low hedges, garden beds or the like.

Additionally the Landscape Plan indicates removal of trees based on the recommendations of an Arborist Report, which is unsighted.

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.