

Landscape Referral Response

Application Number:	DA2019/0887
Date:	28/10/2019
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Lot 25 DP 5464 , 2 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

The proposal is for a 24 Lot Community Title Subdivision. Pittwater LEP 2014, Pittwater 21 DCP 2014, and Warriewood Valley Landscape Masterplan & Design Guidelines (Public Domain) are the relevant landscape guidance documents.

Landscape documents L000, L201, L202, and L900 prepared by Meriton, all issue A, detail works for footpaths, tree planting and turfing on the road verge as part of the landscape works for subdivision along the internal road servicing the residential lots. This documentation is generally acceptable subject to conditions on location of underground utilities within the road verge, and the replacement of a proposed single species street tree selection with a varied tree selection, in accordance with section 2.0 and section 3.0 (S-3) of the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain). Additionally existing trees proposed for retention are to be indicated on the plans.

Further information is required on the landscape outcomes on the land between the Macpherson Street bridge/path and the property boundary, where no landscape proposals are indicated on the plans. Numerous existing trees are indicated on the plans without an indication of the intent to retain or remove these trees.

The landscape documents shall be updated to include landscape treatment to the road verge area between the Macpherson Street bridge/path and the property boundary, consisting of full width planting of native trees, shrubs and groundcovers. It is anticipated that street trees shall be proposed within this zone in accordance with section 2.0 and section 3.0 (S-1) of the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain).

A Arboricultural statement prepared by Jacksons Nature Works dated 11 December 2018 is part of the DA N0398/17 approval through the Land & Environment Court Appeal 2018/244034, and this shall be updated to provide certainty of which existing trees are proposed for retention and removal. It is accepted that the existing Hills Fig within the Macpherson Street frontage are exempt and do not require consent for removal. The approved civil plans (including DAC1005 and DAC1010) show selective existing trees between the new internal roads as "existing trees to be removed" and thus trees

for retention, contrary to the Arboricultural statement which includes other trees for removal. The landscape plans do not show which trees are retained or removed.

The Arboricultural statement provides a list of existing trees for removal and retention. Of concern and requiring clarification, is the proposal to remove existing native vegetation along the Macpherson Street frontage that includes native Swamp She Oaks, Swamp Paperbark, and Swamp Mahogany. Both the Arboricultural statement and the landscape documents shall be updated to provide a co-ordinated representation of existing trees to be retained and removed.

Subject to the provision of the requested information above and further review, the landscape proposal of this subdivision can be approved.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.