
Sent: 30/08/2022 3:21:36 PM
Subject: FW: Planning Proposal Referral (PEX2022/001) - Boondah Rd

Updated comments below

Jeremy Smith

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From: Joseph Tramonte
Sent: Tuesday, 30 August 2022 2:25 PM
To: Jeremy Smith
Subject: Planning Proposal Referral (PEX2022/001) - Boondah Rd

Hi Jeremy,

Following on from Phil's email, please find accompanying updated referral comments for your review, amendment and issue to team.

Parks Assets review

The open space area is required to satisfy the requirements of the Warriewood Valley Landscape Masterplan and Design Guidelines for the provision of a sharepath network connecting the existing and proposed share paths within Warriewood Valley. Under section 2.0, page 6, of the Warriewood Valley Landscape Masterplan and Design Guidelines, a sharepath is proposed to be provided to the Warriewood Wetlands connecting the existing sharepath and existing walking trail. This is aligned between properties 12 Boondah Road and the adjoining property known as 79-81 Macpherson Street, and includes a Landscaped Entry.

Any approved Concept Plan shall incorporate a sharepath connection alignment between Boondah Road, through the proposed open space area of the development site, and to the Warriewood Wetlands. This path connection shall not rely upon the internal road network or cross any internal road.

Landscape review

Compliance to controls under Pittwater 21 DCP clauses and D16 Warriewood Valley Locality is required to be satisfied.

The front setback provision of 6.0 metres may support small to medium sized trees to integrate with the building design and reduce the built form in a manner as currently observed in the adjoining property at 79-91 Macpherson Street. The provision of larger canopy trees would require an increased front setback. The proposed front setback may be supported subject to:

- no encroachments from any built structures within the 6.0 metre zone
- built structures such as entry ramps and bin stores shall be located behind the 6.0 metre setback
- the 6.0 metre front setback shall be a dedicated deep soil zone for mass planting to the full width

- planning assessment to appropriately determine the setback distance against similar zone developments

The front setback landscape treatment is crucial to reduce the built form appearance of row townhouses upon the Boondah Road streetscape as the internal front setback and rear setback to the townhouses will not support any landscape treatment capable of softening the bulk and scale as the front setback to each townhouse is minimal and occupied by driveways. The rear setback of the proposed townhouses includes minimal setback unable to support any substantial tree planting to reduce the bulk and scale of the proposed development, and rather is likely to support additional residential comfort features such as pergolas, structures, paving areas, clothes drying etc.

The proposal shall not adversely impact on the endangered ecological community vegetation through retention of existing trees within the proposed open space areas where possible, to satisfy B4.14 Development in the Vicinity of Wetlands, and C6.6 Interface to Warriewood Wetlands. The location of the internal access road within the open space area shall be located to preserve existing endangered ecological community trees where feasible, and allow for a landscape buffer zone to the Warriewood Wetlands with at least a 5 metre wide zone suggested, with no parking provisions to such a buffer.

Additionally, the landscape treatment of the site shall provide the following landscape outcomes: Landscaped Area in accordance with clause C6.2 and D16; Street tree planting within the road verge to reduce the built form in accordance with clause C6.2 and the Warriewood Valley Landscape Masterplan and Design Guidelines; and Landscape buffer zones to the perimeter through landscape treatments in accordance with clause C6.2.

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