

Landscape Referral Response

Application Number:	DA2024/0262
Date:	09/09/2024
Proposed Development:	Demolition works and construction of a dwelling house, horse arena, stables and paddocks
Responsible Officer:	Anne-Marie Young
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

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause RU2 Rural Landscape zone, and the following Pittwater 21 DCP controls (but not limited to): B4.22 Preservation of Trees and Bushland Vegetation; C1.1 Landscaping; D14 Warriewood Locality.

The site exists upon RU2 Rural Landscape zone land and the landscape objectives of the zone includes: maintain the rural landscape character of the land; minimise conflict between land uses within this zone and land uses within adjoining zones.

An Arboricultural Impact Assessment (AIA) report is submitted in detail on the 163 existing trees consisting: 153 within the property; 5 within adjoining property or co-owned; and 5 within the road reserve verge, and recommends existing trees for removal that are impacted by development works as well as providing tree protection measures for existing trees to be retained. As calculated a total of 76 existing trees are to be removed should the application be approved. A Landscape Concept Plan is provided with proposals for replanting of indigenous trees, shrubs, groundcovers and native grasses.

It is noted that the property is bush fire prone land.

It is noted the property falls within the Biodiversity Values Map (BVM) under the Biodiversity Conservation Act, and any tree removal within the BVM may trigger the Biodiversity Offsets Scheme (BOS). It is noted that the Biodiversity Development Assessment Report (BDAR) submitted has been prepared to include all potential impacts to native vegetation including development footprint, future 10/50 clearing entitlement associated with the new dwelling, APZs and associated services and infrastructure. This specific matter is deferred to Council's Bushland & Biodiversity Referral team.

Landscape Referral consider that the landscape setback from the front boundary to the horse area paddock is inadequate in width to support the intent of maintaining the rural landscape character of the land and to minimise conflict between land uses within this zone and land uses within adjoining residential zones, and suggest that a wider landscape buffer is essential to support the application whereby the requirements Pittwater DCP control C1.1 is able to be achieved, that list the following landscape outcomes: development results in retention of existing native vegetation; Landscaping results in the long-term retention of Pittwater's locally native tree canopy; and Landscaping enhances habitat and amenity value. Landscape Referral consider the proposed front setback to Orchard Street is unable to provide such outcomes and rather the amenity presentation is not a landscape setting outcome but a prominent rural outcome inconsistent with surrounding land. The proposed walling at the frontage is prominent and it is noted that the proposed front buffer is unable to achieve the C1.1 requirement for "a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form" due to the limited proposed width of the landscape zone.

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.