

Landscape Referral Response

Application Number:	DA2023/0976
Date:	14/09/2023
Proposed Development:	Demolition works, civil and infrastructure works, subdivision into 53 lots and one community title road, the construction of 53 dwellings and associated works.
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 592091 , 20 - 22 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

Council's Landscape Referral section have assessed the application against the Pittwater Local Environment Plan (PLEP), and the following Pittwater 21 DCP (PDCP) controls (but not limited to):

- C6.1 Integrated Water Cycle Management; C6.2 Natural Environment and Landscaping Principles; C6.4 The Road System and Pedestrian and Cyclist Network; and C6.7 Landscape Area (Sector, Buffer Area or Development Site)
- D16 Warriewood Valley Locality, and in particular D16.5 Landscaped Area for Newly Created Individual Allotments, and D16.12 Fences
- Warriewood Valley Landscape Masterplan and Design Guidelines, August 2018 (WVLMG), and the Warriewood Valley Roads Masterplan, August 2018 (WVRM).

Under C6.2 Natural Environment and Landscaping Principles, the control intent of 'Integration with Creekline Corridor and the Public Domain' is not satisfied for Lots 48 to 57 inclusive, and Lots 58 to 61 inclusive, as all these Lots encroach upon the Outer Creekline Corridor that is required to appear as part of the public domain. Furthermore C6.2 notes that "Any part of residential lots, dwellings, garages, fences and other vertical built structures (wholly or in part) must not encroach into the 25 metre wide Outer Creekline Corridor".

This Outer zone, under C6.1, 'Creekline Corridor', the "25 metre Outer Creekline Corridor (commonly known as the 'private buffer strip') to be provided on each side of the Inner Creekline Corridor is to be retained in private ownership and is to perform the functions of part water quality control and a fauna/flora corridor. The private buffer strip is to be a multifunctional corridor, appear to be part of the public domain, and may contain: water quality control ponds; other water quality treatment measures; and/or roads and other impervious areas traditionally sited in the public domain, for up to 25% of the

outer Creekline Corridor area subject to merit assessment".

However the proposed landscape treatment within the 25 metre wide Outer Creekline Corridor is designed as a traditional 'backyard' to be utilised by the occupants of the Lots and includes private open space, fencing to separate the lots, pavements, lawns and garden, and this aspect is not supported.

As part of the 50 metre riparian corridor a Landscape Plan is required for the Outer Creekline Corridor and a Vegetation Management Plan is required for the Inner Creekline Corridor, and the current documentation within both the Landscape Plan and Vegetation Management Plan do not distinguish the 25 metre zones.

The Landscape Plans submitted are conceptual at this stage and provide reasonable information to assess the landscape outcome, however will be subject to the issue of detailed landscape plans at construction certificate should the application be approved. Of concern however with the Landscape Plans is the proposal for timber decking within area nominated in landscape calculations as 'landscape area'. The timber decking areas are not able to be calculated as 'landscape areas' hence such Lots do not achieve the required 'landscape area'. The definition of 'landscape area' in PLEP "means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area". Additionally it is noted that paved areas are also indicated on plans to further reduce the 'landscape area', and of note is that the ground floor plans include living areas adjoining the proposed private open space area nominated as 'landscape areas' yet realistically the private open space area beyond the building would be utilised for outdoor living upon hard surfaces for all Lots and in particular for Lots 9 to 26 inclusive which provide a small distance between the garage and dwelling nominated as private open space.

Based on the above concerns Landscape Referral at present do not support the landscape components of the application, and in summary the issues are:

- encroachment into the Outer Creekline Corridor.
- co-ordination of the Landscape Plan and Vegetation Management Plan.
- strict compliance with the requirements to provide adequate 'landscape area' as defined in the PLEP.

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.