

## Landscape Referral Response

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| <b>Application Number:</b>             | DA2025/0485   |
| <b>Date:</b>                           | 12/05/2025  |
| <b>Proposed Development:</b>           | Construction of a dwelling house                        |
| <b>Responsible Officer:</b>            | Olivia Ramage   |
| <b>Land to be developed (Address):</b> | Lot 14 DP 271326 , 14 Raven Circuit 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

Landscape Referral have assessed the proposal against the following Pittwater 21 DCP (PDCP) controls (but not limited to): B4.22 Preservation of Trees and Bushland Vegetation; C1.1 Landscaping; D16 Warriewood Valley Locality, and in particular D16.5 Landscaped Area for Newly Created Individual Allotments, and D16.12 Fences.

The property is a vacant lot with no existing trees within the property boundaries. Existing street trees are present within the road verge of Raven Circuit as part of subdivision works, and all shall be protected, including the street trees fronting the property, and not impacted by construction activities including deliveries, and protection is subject to conditions of consent. Master Set Plans, Stormwater Plans and Landscape Plans are submitted for review of the landscape outcomes.

It is noted that Landscape Referral do not support the above ground water tanks along the rear boundary that should be utilised for vegetation planting to provide a landscape buffer to private open spaces and to adjoining rear buildings. The above ground water tanks are better suited along side boundaries.

Following review, it is considered that the presented landscape design does not achieve the landscape setting outcomes, and the documented scheme does not soften the built form, nor does it utilise landscape design to integrate the proposed development into the locality landscape character where the built form is secondary to the landscape. PDCP control D16.5 outcomes including a high-quality landscape character that contributes to the sense of place; deep soil landscape areas; enhancement of vegetation; and privacy and amenity within the development and to neighbouring properties are not achieved. To achieve the above outcomes as discussed it is suggested that:

- amended landscape plans prepared by a qualified professional shall be submitted that includes: native tree planting to the front and rear yards, shrub planting to the road reserve front boundary within

the property; and screen shrub planting along boundaries to the rear yard.

- the location of the above ground water tanks should be located along side boundaries.

To assist with amended landscape plans, the applicant is advised to seek guidance from PDCP control D16.5 Landscaped Area for Newly Created Individual Allotments.

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.