

Landscape Referral Response

Application Number:	DA2023/1708
Date:	18/01/2024
Proposed Development:	Demolition works and construction of a Recreation Facility (indoor) with signage
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot 2743 DP 752038 , 431 Pittwater Road NORTH MANLY NSW 2100

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 development application is for the demolition of the existing site structures and the construction of a purpose-built gymnastics and multisport facility.

Landscape Referral assess the application against Warringah Local Environmental Plan 2011 (WLEP) and the following Warringah Development Control Plan 2011 (WDCCP) clauses (but not limited to):

- D9 Building Bulk
- E7 Development on land adjoining public open space

The PLM2023/0053 Pre-lodgement notes expressed the following concerns relative to the landscape outcomes of the development including:

- The building needs to be repositioned to increase the setback of the building further back from Kentwell Road and Pittwater Road to allow sufficient space for landscaping to help reduce the visual bulk of the building,
- Impacts upon the landscape character, public use, visual appearance, and enjoyment of the adjoining reserve sports field areas and the prominence of the building within the open space landscape character of the recreational areas of Nolan Reserve,
- Prominent built form to the streetscape of Kentwell Road and Pittwater Road,
- To establish a landscape outcome to satisfy D1 and generally provide a suitable landscape outcome, the northern (Pittwater Road) and western (Kentwell Road) streetscape frontage should provide the majority of landscape area, whilst the southern lease area may not necessarily require landscape areas,
- That the existing landscaped buffer character be maintained and that adequate garden bed width is provided to retain the existing planting if feasible; or mass plant with small trees and tall shrubs,
- The landscape buffer along both Pittwater Road and Kentwell Road street frontage shall be

preserved.

Landscape Referral have reviewed the submitted Arboricultural Impact Assessment (AIA) report and Landscape Plans. Given the concerns as listed below, Landscape Referral shall withhold from the assessment of the AIA report and the Landscape Plans at this stage, as amendments are sought that will require adjustments to the AIA report and the Landscape Plans.

Landscape Referral raise concerns regarding the site planning layout that consequently impacts upon the landscape outcome that, based on the presented documents is unable to deliver an appropriate development outcome when in consideration of the impacts to streetscape amenity and impacts to the adjoining recreational open space land, and the following issues are expressed:

- Overall the site planning distribution of building and the car park hard surfaces as proposed results in an inadequate landscape transition from the development site to the streetscape and to the recreation land, and the outcome is a prominent built form as presented to the streetscape and to the recreational land.
- It is considered that a re-arrangement of the layout is required to enable achievement of the landscape outcomes desired by WLEP and WDCP including relocating the building away from the playing fields of Nolan Reserve, and car parking away from Pittwater Road and Kentwell Road streetscape.

In detail, the concerns relate to:

- Whilst the Plans including the Landscape Plans indicate retention of the existing vegetation planting along the eastern common boundary with Nolan Reserve, an overlay prepared by Landscape Referral (refer figure 1) indicates that the documentation is not accurate in locating the existing elements relative to the proposed works, as the existing vegetation is in fact located in close proximity to the proposed building wall alignment such that expected construction scaffolding and access will require removal of all the existing vegetation. It is noted that the AIA report lists the existing vegetation as exempt species however this is incorrect as the exempt provisions of the WDCP only apply to private land and not public land. Furthermore as the setback zone of 3.0 metre is subject to structures such stairs, paths for fire egress, and most likely utility services, the available width for replacement planting with small trees and other vegetation is not likely to establish in a zone interrupted by structures.
- Whilst the Plans including the Landscape Plans indicate retention of the existing vegetation planting along the streetscape boundaries of Pittwater Road and Kentwell Road, an overlay prepared by Landscape Referral (refer figure 1) indicates that the documentation is not accurate as the existing trees and other vegetation are impacted by the proposed works.
- The existing landscape buffer frontage to Pittwater Road and Kentwell Road is a prominent landscape feature that should be preserved and it is noted that the AIA report notes the following trees: T2 and T22 (Swamp Cypress), T24 (Weeping Bottlebrush) as high retention value trees and these shall be preserved through limiting encroachment into the tree protection zone. The Plans including Landscape Plans do not indicate retention. Additionally Landscape Referral consider that T24 (Crepe Myrtle) located within the vegetation hedge is worthy of retention and note that the exempt provision for the species does not apply. For information, contrary to the Plans and including Landscape Plans, the AIA report identifies the following trees for retention: 1, 2, 5, 8, 9, 10, 11, 14, 17, 20, 21, 22 and 24, and all plans and reports shall be co-ordinated.
- The extent of hard paved surfaces does not equate to an environmentally sensitive site planning layout and car parking shall incorporate tree planting.
- The proposal for a 2 metre high 'spearhead' fence and entry gate along the lease boundary privatises the development and is not necessary for a public facility on public land.

To achieve a reasonable solution to meet the objectives and requirements of WLEP and WDCP clauses D9 and E7, the following advice is suggested:

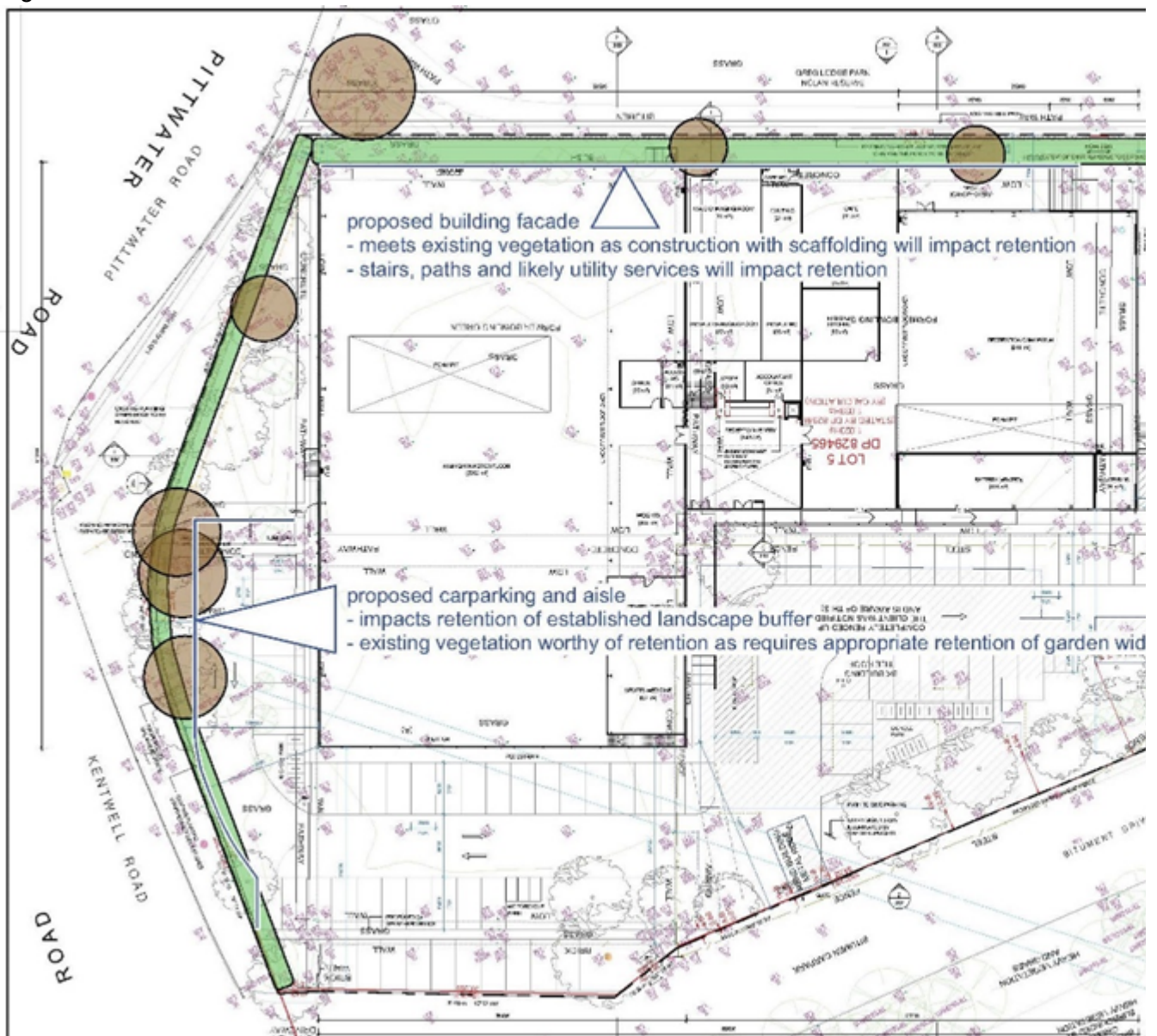
- Review of the built elements that will be located within the 3.0 metre setback zone adjoining Nolan Reserve to provide at least an unobstructed 2.0 metre wide landscape buffer zone to support small

tree planting and understorey vegetation.

- Review hard surface layout impacting the existing prominent landscape tree and vegetation buffer along the streetscape of Pittwater Road and Kentwell Road to preserve this existing landscape buffer.
- Consider shade tree planting to car parking areas, and it is suggested that parking bays should be removed to accommodate tree planting.
- Remove all proposed lease boundary fencing that offends public access.

Ultimately, should approval be granted, landscape conditions will need to be applied to the development consent.

Figure 1:



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.