

Landscape Referral Response

Application Number:	DA2024/0944
Date:	23/09/2024
Proposed Development:	Demolition works and construction of a plant nursery and landscape material supplies premises
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Lot 3 DP 26902 , 12 Boondah Road WARRIEWOOD NSW 2102 Lot 4 DP 26902 , 10 Boondah Road 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

The proposal is not supported with regard to landscape issues.

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

- B4.22 Preservation of Trees and Bushland Vegetation
- C6.2 Natural Environment and Landscaping Principles
- C6.4 The Road System and Pedestrian and Cyclist Network
- D16 Warriewood Valley Locality
- Warriewood Valley Landscape Masterplan and Design Guidelines, August 2018 (WVLMGD), and the Warriewood Valley Roads Masterplan, August 2018 (WVRM).

Trees 65, 93, 97, 98, 99, and potentially 91, shown to be retained, appear to be impacted by the proposed filling of the site. Please provide clarification from the Arborist regarding the impact from the proposed fill and whether or not retention is viable.

The construction of a shared path and the installation of street tree planting is required as part of this development. Please refer to the Warriewood Valley Landscape Masterplan and Design Guidelines. The shared path and street tree planting is to be constructed in accordance with section S-2 Collector Street including but not limited to a 2.1m wide shared path and medium/large canopy street tree planting with native grass understorey planting. The shared path shall be designed to accommodate the retention of tree 91. Please show the arrangement on the Landscape Plans.

Clarification and/or more information is required for the interface of 8 Boondah Rd and the proposed bitumen pedestrian way/fire trail. In particular, the south-eastern portion where the 1:16 ramp meets the carpark levels. The carpark levels are shown at RL 3.90 and the ground levels in the adjoining property, as shown on the Survey Plan, range from RL 2.25 adjacent to the neighbouring shed and RL2.39 adjacent to the neighbouring dwelling. There is a considerable height difference proposed and no opportunity to reduce any visual impact (from the street or adjoining property) with planting. If a wall is proposed and fence atop it is recommended to be offset from the boundary so planting amenity can be provided.

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.