

Fast-track Approvals Act 2024 – Delmore Substantive Application
Technical Addendum

FTAA-2502-1015 / BUN60444768

1.0 Technical Specialist – Landscape Architect

From: Helen Mellsop

Date: 15 July 2025

2.0 Executive Summary / Principal Issues

Many of the issues identified in my previous memo have been resolved through changes to the development design and proposed conditions of consent. The commentary in my 18/06/25 review memo otherwise remains valid.

Further improvements to pedestrian connectivity are still recommended, as well as deletion of residential lot boundary fencing within private bush covenant areas.

The conditions do not appear to provide certainty that planting of the communally owned revegetation areas would be implemented prior to s224(c) certification for each stage of the development.

3.0 Specialist Assessment – Previous Memo / Comments Overview

Key Headings – Summary of 25/06 Issues identified

- The visual and rural amenities of adjoining properties directly south of the proposal would be significantly compromised by the proposal, particularly during the construction period.
- The proposal would result in moderate-high adverse effects on landscape character and values during construction and moderate adverse effects on completion, reducing to low-moderate over time as street tree and revegetation planting matures.
- The steep topography of the site means that substantial earthworks would significantly modify the natural landform. However retention and protection/revegetation of intermittent and permanent water courses and wetlands means that the natural patterns of the landscape would be retained to some extent and linkages to existing bush areas.
- There is potential for adverse visual amenity and visual dominance effects from retaining walls and fences.
- Detailed landscape design plans would be required for communally and privately owned bush and riparian areas, the Significant Ecological Area, walkways and any other community facilities. These plans would need to be implemented prior to issue of titles for each stage of the development.
- The proposed conditions of consent do not currently provide sufficient certainty that revegetation areas, existing bush, walkways and any other community facilities on communally or privately owned land would be consistently maintained and protected in perpetuity.

4.0 Specialist Assessment – Material Reviewed

Key Headings – Review of 07/07 Updates

Documents reviewed:

- Greenwood Associates landscape package, dated 03/07/25;
- Greenwood Associates AC landscape response memo, dated 30/06/25;
- Greenwood Associates AC Parks response memo, dated 01/07/25;
- Terra Studio Retaining Memo and Retaining Plans/Sections, Revision B;
- Terra Studio AC Parks response memo;
- Terra Studio Landscape Renders, Revision B;
- Proposed Consent Conditions, July 2025.

Issues resolved

- The strategy for mitigation of taller retaining walls has been clarified and retaining walls have been reduced in height where feasible;
- The fencing strategy has been clarified to mitigate the potential visual impacts of combined retaining and fencing;
- At least one taller growing tree species has been added to the lower riparian planting mix. There is consequently potential for this planting to provide some shade to adjacent wetlands and streams;
- Taller screen planting has been added at the intersection of Road 17 and Upper Ōrewa Road that would effectively screen the intersection from the dwelling at 118 Upper Ōrewa Road;
- Proposed Condition 82 requires the preparation of an Implementation and Maintenance plan for all communal and private revegetation areas, and ongoing compliance with this plan is ensured by consent notice requirements for each stage (eg. Conditions 1409 and 141);
- Proposed Condition 129 includes provision of detailed landscape design for the Significant Ecological Area (Lot 1920). This would ensure that weed control and revegetation planting within the SEA was included in the detailed landscape plans;
- Proposed Condition 129 includes appropriately detailed requirements for finalised detailed soft and hard landscape design plans;
- Proposed Condition 130 ensures that landscape works within the neighbourhood parks and drainage reserves is implemented prior to s224(c) certification of any stage or sub-stage.

5.0 Specialist Assessment – Addendum – Outstanding Issues / Information Gaps

At the time of writing this Memo, and having reviewed the 7 July updates from the Applicant, I have identified the following outstanding issues:

Outstanding / New Issues

The key outstanding / new issues are as follows:

- Pedestrian connectivity within and beyond the development remains relatively poor. While the proposed connections across gullies and bush areas shown on the original landscape plans and in the Terra Studio RFI plan are positive, additional connections from Road 03 to Road 04 and from Road 24/JOAL 38 to Road 22 are recommended.
- Although the Greenwood Associates landscape response states that lower residential boundary fences could be used within the 'Lot Revegetation Mix' PM planting areas and between this planting and the private or communally owned riparian planting, this is not shown on the plans. Most fences on these steep areas leading down to the water courses remain as 1.8m visually permeable fences. I remain concerned that fencing in these areas would unnecessarily compartmentalise the planting areas, without any substantial benefit for dwelling security. I continue to recommend that these fences be deleted where they are within or on the boundary of PM planting areas, except where prevention of access to wetlands or SW treatment devices is required for safety.

6.0 Proposed Conditions

- I am unsure whether there are any conditions that would require implementation of planting in the communal revegetation areas prior to s224(c) certification for each stage. While Condition 83 requires implementation of the landscape plans prior to occupation of the respective dwelling, it appears that this only relates to planting on the particular residential lot.