

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2024/1079
Proposed Development:	Community title subdivision into five (5) lots and civil works
Date:	22/10/2024
To:	Stephanie Gelder
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 Lot 3 DP 942319 , 53 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 1115877 , 53 A Warriewood Road WARRIEWOOD NSW 2102

Reasons for referral

This application seeks consent for any application on land or land being adjoining or adjacent to any parks, reserves, beaches, or foreshore
And as such, Council's Parks, Reserves and Foreshores officers are required to consider the likely impacts of the proposal.

Officer comments

The application is for subdivision and civil infrastructure works as described in reports and as illustrated on plans. Council's Parks Reserves and Foreshores Referral section have assessed the application against the Pittwater Local Environment Plan (PLEP) and Pittwater development Control Plan (PDCP), and Warriewood Valley Landscape Masterplan and Design Guidelines, August 2018 (WVLMDG),

Parks Reserves and Foreshores Referral are not currently supportive of the subdivision without information on how the public Inner Creekline Corridor, to be dedicated to Council, will be presented and information is needed to clarify the works to the Inner Creekline Corridor in consideration of C6.1 Integrated Water Cycle Management, C6.2 Natural Environment and Landscaping Principles and WVLMDG, including:

- the proposed creek design, as noted in the Natural Environment Referral Response - Riparian, and noting that C6.2 requires detailed engineered plans are to be submitted with the application depicting the creek construction,
- retention of remnant native vegetation along creekline corridors or otherwise,
- creekline corridor rehabilitation program to restore creekline to a 'natural watercourse', including extensive stands of *Casuarina glauca*, groves of *Eucalyptus robusta* with other native feature trees,
- creekline interface such as details of boulder retaining walls instead of sheer block walls or steep batters,
- consideration of the creekline corridor requirements under C-1, C-2, C-3, C-4 of WVLMDG.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Parks, Reserves and Foreshores Conditions:

Nil.