

Landscape Referral Response

Application Number:	DA2020/1489
Date:	09/03/2021
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 5055 , 8 Forest 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 development application is for the Stage One development of the site comprising a eighteen (18) community lot subdivision and associated road reserve and drainage infrastructure works.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP Controls:

- C6.2 Natural Environment and Landscaping Principles
- C6.4 The Road System and Pedestrian and Cyclist Network
- D16 Warriewood Valley Locality

It is noted that the sharepath system along Narrabeen Creek is completed on the northern creekline adjoining development at 6 Jubilee Street in accordance with the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain). Under clause C6.2 - *Integration with Creekline Corridor and the Public Domain*, this development site shall satisfy the requirements in terms of providing a 50 metre integrated multiuse corridor creekline consisting of a 25 metre public creekline corridor along the watercourse and a 25 metre private setback to the development site, with extensive stands of *Casuarina glauca*, and groves of *Eucalyptus robusta* with other native feature trees, indigenous understorey and ground covers, which are to comprise a minimum of 75% of the total creekline corridor area; and the landscaping treatment of the 25 metre wide Outer Creekline Corridor shall appear as part of the public domain. Ownership and responsibility of the 25 metre outer private setback belonging to future owners of the development site, with dedication of the inner 25 metres of riparian creekline land to Council.

Under clause C6.2 - *Landscaping of existing and proposed Public Road Reserves*, the following outcome is to be achieved: street trees planted within the road verge placed at 6-12 metre intervals, dependent on the plants location and species in accordance with the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain), within a road reserve width of 2.5m to both sides in accordance with the Warriewood Valley Roads Masterplan section 2.4 Access Street, and Warriewood Valley Landscape Masterplan and Design Guidelines - section S-4 Access Street. Under these masterplans one side of the road verge shall include a 1.5m path and grass landscaping, and the other side shall contain grass landscaping and small tree planting. The perimeter road under Warriewood

Valley Roads Masterplan section 2.3 Local Street requires a 4.25 metre wide road reserve, with street tree planting and a nominated 1.5m path to one side.

The proposed road reserve widths are inconsistent with the Warriewood Valley Roads Masterplan and Warriewood Valley Landscape Masterplan and Design Guidelines to allow the landscape outcome to be achieved. Additionally, the nominated street trees include species not listed in the Warriewood Valley Landscape Masterplan and Design Guidelines under section 2.0 Plant Species for the street corridors.

As part of the Stage One, a total of 10 native trees are proposed for roadworks, and without an alternative for retention.

At this stage, the development application is not supported by Landscape Referral with the issues relating to the following DCP control clause not being satisfied: clause C6.2 - Landscaping of existing and proposed Public Road Reserves.

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.