

Landscape Referral Response

Application Number:	DA2020/1480
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 Two development of the site comprising Residential Flat Buildings and associated works.

Council's Landscape Referral is assessed against State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development, the Apartment Design Guide, 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). 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, and street tree planting, mass planting and grass landscaping to the other side, in accordance with section S-3 Local Street.

The Apartment building B1 (apartment B109) and carpark basement from building B1 to A1 (apartment B109 and A112) encroaches upon the 4.25 metre road reserve width, impacting the desired tree lined local street character envisaged in the Warriewood Valley Landscape Masterplan and Design Guidelines. Both sides of the perimeter road are to achieved the desired landscape outcome and updated landscape plans are required to ensure the local street landscape outcome is consistent with section S-3 Local Street.

As part of the Stage Two, a total of 31 native trees and 8 exempt species (within 5 metres of development works) are proposed for removal to accommodate the proposed roadworks, and without an alternative for retention, and 3 native trees are retained by the proposal. Additionally existing native trees beyond 5 metres of development are not assessed in the Arboricultural Impact Statement and shall be protected. The Ecological Assessment report estimates that the native vegetation to be removed is within an acceptable threshold is noted.

At this stage, the development application is not supported by Landscape Referral with the issues relating to the encroachment into the 4.25 metre road reserve width required under Warriewood Valley Roads Masterplan section 2.3 Local Street and Warriewood Valley Landscape Masterplan and Design Guidelines section S-3 Local Street.

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.