

Referral Comments
Reserves, Recreation & Building Services
120 Mona Vale Road – proposed rezoning.

Following referral of application to this section we have reviewed the submitted information and make comment on three aspects of the proposed rezoning plan.

Section 94 Applicability open space.

Section 94 applicability cycleways

Landscape elements/ layout generally.

Section 94 Open Space

Open space within the submitted plan is a narrow linear park based on a slope (width wise) across the northern end of the proposed sector. The open space as proposed would provide extremely limited recreational opportunity given its slope and narrow nature and seems to have been provided as an amenity buffer between allotments rather than as an actual park.

Open space provided for the sector should ideally be a 2.500m² area of land located centrally to the sector on relatively flat land (similar to sector 20 and other smaller local parks across the land release). The nexus of provision of open space in the proposed application to the Warriewood release area remains dependant on access to the site and accessibility to the Valley as a whole. If the site access off Mona Vale Road with left turn only is proposed then the day to day use of facilities within the Valley would be on par with day to day use of facilities throughout the rest of Pittwater. As such Plan 2 (open space facilities within Pittwater) would apply rather than Warriewood Valley Plan.

Given the relatively small size of the rezoning the provision of open space is not a key component of the subdivision/rezoning outcome or required by council.

Cycleways

Again given the geographically isolated nature of the rezoning the provision of offroad/internal cycleways is not a high priority. Further given the steep nature of land grades both within the site and accessing to the site, the construction of cycleways at such steep grades would result in questionable use rates and long term viability. Whilst the RMS has requested construction of an off road cycleway within the bushland buffer area adjacent to Mona Vale Road the question of connectivity to a broader cycle system remains unanswered. Again not sure about the nexus between rezoning application and WWV Section 94 Plan cycleways – would be better to require such works as direct provision through development consent conditions.

Landscape works/ Corridor habitat/Bushfire relationship

Allotment sizes as presented in the rezoning application range from 1-2000 to 400-650m². As seen from development in Warriewood Valley, allotments less than 1000m² have difficulty accommodating large native canopy trees due to issues of root impact on house slabs, solar access and fire hazard. Given the context of the potential rezoning being both a potential wildlife corridor and area of fire hazard it is my personal opinion that to cater for all issues the minimum allotment size should be around the 1000-1500m² mark to allow for residence location, adequate landscaping (i.e. Eucalypt canopy trees) to allow the area to function as a wildlife corridor, but for landscaping to be located away from the house as to prevent direct flame hazard.

With 42 out of 71 allotments proposed at the smaller scale I think there is major concern that any form of effective landscaping on these smaller lots would not be able to be achieved.

Whilst there is a development potential for the subject land the high density as proposed (in over half the allotments) would prevent effective landscaping across the proposal making the proposed development visually prominent on ridgeline. Larger allotments would work more effectively for all design issues to be satisfied.