

SEAFORTH MAC PTY LTD

LANDSCAPE REPORT

WARRIEWOOD VALLEY SECTOR 10A

Issue A

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WARRIEWOOD VALLEY SECTOR 10A LANDSCAPE REPORT

FOR SEAFORTH MAC PTY LTD
RESIDENTIAL DEVELOPMENT

Mather and Associates Pty Ltd have been engaged by Seaforth Mac Pty Ltd to prepare a Landscape Report for Sector 10A Warriewood Valley.

This report is a supporting document to the Sector 10A Landscape Masterplan prepared by Mather & Associates Pty Ltd. dated February 2004 Issue A being submitted by Seaforth Mac Ltd.

1.0 EXISTING SITUATION

Sector 10A of the Warriewood Valley area is located in the south west corner of the Warriewood urban release area. Sector 10A is west of Garden Street, north of Mullet Creek and Irrawong Reserve and south of Orchard Road at the base of the Ingleside escarpment.

The site contains a mixture of rural residential properties and bushland at the base of the escarpment.

The site slopes steeply in a southeasterly direction towards Mullet Creek and Irrawong Reserve. Site slopes of the rural residential properties are approximately 1V to 5H.

Views from Sector 10A are out over the Warriewood wetlands and along the densely vegetated Mullet Creek.

A large portion of the site has been cleared for residential and grazing purposes. A large stand of dense bushland remains in the middle of the sector portion at the higher end of the site and shall be retained as public reserve area. Another portion of dense bushland exists along the southern boundary of the site and consists of a stand of Swamp Mahogany (*Eucalyptus robusta*) and shall also be retained as public reserve area.

Swamp Mahogany Forest probably occurred throughout the low-lying areas of Warriewood and has been extensively cleared for agricultural purposes. Pittwater Council is endeavouring to retain as much remnant Swamp Mahogany Forest as possible.

Soils of the Warriewood Valley are derived from weathered Narrabeen shale material and are deep fertile sandy loams. Soils on site have been further enriched by the presence of market gardening and grazing activities.

2.0 THE DEVELOPMENT PROPOSAL

The development proposal is to subdivide the area into 16 lots consisting of 14 residential lots (three with existing houses on them) and two lots dedicated as public reserve.

Land adjacent to the creekline in Lot 16 is proposed as public reserve as is the land in Lot 11 just below the escarpment.

3.0 THE LANDSCAPE PROPOSAL

The landscape proposal for the Sector 10A development was prepared following consideration of the following Development Control Plans and design guidelines:

- i) Development Control Plan No. 29 for Warriewood Valley Urban Land Release,
- ii) Development Control Plan No. 23 for Landscape and Vegetation Management
- iii) Warriewood Valley Urban Release Area – Landscape Masterplan and Design Guidelines

3.1 Proposed Planting

Throughout the Warriewood Valley Urban Land Release DCP reference is made to the need to provide tree canopy within the residential development so that the bushland character of the valley can be preserved and enhanced. Council requires that the planting of trees is to occur within both the private and public domain.

Particular regard has been given to species selection within the lots to provide a range of species that are less flammable than others such as *Ficus* sp, *Magnolia* sp, and *Waterhousea* sp as the site is in an area of increased risk of bushfire.

PROPOSED TREE SPECIES SELECTION

Location	Species	Common Name	Mature Ht & Spd
Orchard Street	<i>Eucalyptus haemastoma</i>	Scribbly Gum	12mx8m
Canopy trees for larger lots & open space	<i>Acmena smithii</i>	Lilly Pilly	8mx6m
	<i>Angophora costata</i>	Smooth-barked Apple	15mx10m
	<i>Eucalyptus botryoides</i>	Bangalay	15mx10m
	<i>Eucalyptus haemastoma</i>	Scribbly Gum	12mx8m
	<i>Eucalyptus punctata</i>	Grey Gum	12mx8m
	<i>Eucalyptus robusta</i>	Swamp Mahogany	15mx10m
	<i>Ficus macrophylla</i>	Morton Bay Fig	18mx15m
	<i>Ficus rubiginosa</i>	Port Jackson Fig	15mx12m
	<i>Glochidion ferdinandi</i>	Cheese Tree	10mx8m
	<i>Magnolia grandiflora</i>	Bull Bay Magnolia Giant	12mx10m
	<i>Waterhousea floribunda</i>	Water Gum	8mx6m
	<i>Syncarpia glomulifera</i>	Turpentine	15mx10m
Evergreen trees for residential lots	<i>Backhousia citriodora</i>	Lemon-scented Myrtle	8mx5m
	<i>Banksia integrifolia</i>	Coastal Banksia	8mx5m
	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8mx5m
	<i>Hymenosporum flavum</i>	Native Frangipani	8mx5m
	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	10mx6m
	<i>Tristaniopsis laurina</i>	Water Gum	8mx6m
Deciduous & light canopy trees for residential lots	<i>Acer palmatum</i>	Japanese Maple	6mx3m
	<i>Jacaranda mimosifolia</i>	Jacaranda	8mx6m
	<i>Pistachia chinensis</i>	Chinese Pistachio	8mx6m
	<i>Platanus digitata</i>	Plane Tree	8mx6m
	<i>Fraxinus "Raywood"</i>	Claret Ash	8mx6m
	<i>Sapium sebiferum</i>	Chinese Tallow	10mx7m

Note: The above species list is not exhaustive and may be extended during the course of detail landscape design works

3.2 Creekline Reserve

The creekline reserve adjacent Mullet Creek presents a recreational and environmental resource for the Sector, Warriewood Valley and the Pittwater community. The reserve will comprise of a number of elements and areas:

i) Revegetation of the creekline corridor (by Council)

The creekline corridor is currently in a very weed infested state. It is proposed that the creek corridor would be subject to a bushland regeneration programme and revegetated with endemic plant stock as has happened in Sector 1 of the Warriewood Valley. It is envisaged planting along the creekline will consist of large groves of Swamp Mahogany (*Eucalyptus robusta*) and Bangalay (*Eucalyptus botryoides*).

The revegetation of the creekline corridor will aid in the improvement of water quality and wildlife habitat in the Valley.

ii) **Water Quality Bio-retention Basin**

A bio-retention basin is proposed to be located in Lot 16 adjacent to Mullet Creek. The purpose of this basin is to store and treat stormwater events from the 1-year up to 20-year events. The stormwater will pass through a below ground GPT prior to entering the basin. The stormwater entering the basin will be filtered through a mixture of macrophytic and sedge plantings and settle-out through a filter media before the filtered stormwater drains via underground pipe system to Mullet Creek.

3.3 Streetscape

Street tree planting will be provided as per the relevant DCPs

Street trees will be 100-litre plant stock of species as listed above in the proposed Tree Species Selection List which is consistent with street tree planting in the remainder of Sector 10. All street trees will be staked and posted to provide additional protection during the trees establishment.

Footpaths will be provided within the road verge at appropriate locations for pedestrians linking areas of interest such as bus stops and along pedestrian desire lines.

3.4 Fire Trail

An all weather fire trail access is proposed to form a crescent style link from Orchard Street adjacent to Lot 4 up the hill to Lot 1. The fire trail at this point also acts as a right of way to provide vehicular access to Lots 1 – 3.

At Lot 3 the fire trail turns south through bushland, heading along the rear of Lots 5 – 10 along the eastern edge of Lot 11 (public reserve) where it adjoins the reconfigured driveway access to the existing house on D.P. 715324. The fire trail returns to Orchard Street along the driveway of house no. 11a Orchard Street.

It is proposed that the fire trail be constructed as an all weather vehicular track. Further it is proposed that the fire trail be located so as to minimise impact and take into account local features in the landscape such as rock outcrops or significant trees.
