

Landscape Referral Response

Application Number:	DA2023/0129
Date:	23/03/2023
Proposed Development:	Subdivision of one lot into 13 lots and associated works
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot B DP 370222 , 4 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 application seeks consent to the subdivision of land of total site area 9,709.8 m² into 13 individual lots that involves: Demolition of the existing dwelling and associated ancillary structures; construction of roads including a connection to the approved road through to No. 8 Forest Road; earthworks to create the associated road hierarchy and to facilitate the future construction of dwelling houses under separate applications; civil drainage works to support the proposed subdivision and facilitate future residential use; and tree removal to facilitate the proposed development and future residential land uses on the resultant lots (removal of twenty-three high category trees and fourteen low category trees).

Council's Landscape Referral staff have assessed the proposal against Pittwater Local Environmental Plan clause 6.1 Warriewood Valley Release Area, as well as the Warriewood Valley Landscape Masterplan and Design Guidelines, and Warriewood Valley Roads Masterplan; and the following Pittwater 21 DCP controls (but not limited to): C6 Design Criteria for Warriewood Valley Release Area, with reference to C6.2 Natural Environment and Landscaping Principles, C6.4 The Road System and Pedestrian and Cyclist Network, C6.7 Landscaped Area, and D16 Warriewood Valley Locality.

The proposed road network includes dimensions typical of a Access Street under the Warriewood Valley Roads Masterplan, whereby a 12.5 metre wide road reserve is proposed with 2.5 metre verge either side of the carriageway and the inclusion on a 1.5 metre wide footpath on side side of the carriageway, and street tree planting. However the arrangement does not satisfy the correct location of elements as illustrated within both the Warriewood Valley Landscape Masterplan and Design Guidelines, and Warriewood Valley Roads Masterplan. The correct arrangement is that the footpath shall be on one side and on the other side street tree planting is to be allocated. The submitted Landscape Plans indicated proposed footpath and street tree planting within Road MC01 and MC02 within the same verge fronting Lots 11, 12, and 13, and this shall be amended to suit the typical arrangement of the Warriewood Valley Landscape Masterplan and Design Guidelines, and Warriewood Valley Roads Masterplan. Based on these matters, Landscape Referral are unable to complete the assessment without clarification and additional information regarding the arrangement of proposed footpaths and street tree planting.

Consideration to the footpath location fronting Lot 1 to 10 shall be reviewed to determine the best outcome for the path network in terms of connections to other path networks within adjoining lands.

The submitted Arboricultural Impact Assessment recommendations are noted.

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.