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L a n d s c a p e a n d H o r t i c u l t u r a l S p e c i a l i s t s

ABN 34 077 020 810

RESPONSE TO WARRINGAH COUNCIL LETTER

OXFORD FALLS RETIREMENT RESORT OXFORD FALLS RD, FRENCHS FOREST

**Lots 1110, 1111, 1113 & 1336 in DP752038,
Lot 20 in DP842523 & Lot 80 in DP846099**

Prepared by

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For
Tiffany Developments

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Warringah Council in their letter of 25TH February 2009 have raised two issues of landscape relevance:

Item 1: Whether the development complies with:

*Seniors Living Housing for People with a Disability
Division 2 Design principles*

33 Neighbourhood amenity and streetscape

The proposed development should:

(e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and

(f) retain, wherever reasonable, major existing trees; and

Item 2: Whether the development is consistent with:

WLEP 2000 Desired Future Character - Preserve/Enhance Natural Landscape

RESPONSE:

The issues, if distilled can be distinguished as follows:

*Item 1: Seniors Living Housing for People with a Disability
Division 2 Design principles*

33 Neighbourhood amenity and streetscape

a) Streetscape

The proposed development will retain and enhance the existing bushland buffer as a biodiversity zone adjacent to Oxford Falls Road and will retain the majority of the mature trees associated with the existing tennis resort clubhouse adjacent to Oxford Falls Road in the northern portion of the site. Additional infill planting adjacent to the street in the northern portion of the site when the existing car park is reconfigured will use indigenous species and cultural plantings that currently feature within the streetscape of Oxford Falls Road.

b) Retention of Existing Trees

The proposed development will retain a significant number of trees. As noted above, the proposed development will retain and enhance the existing bushland buffer adjacent to Oxford Falls Road. The existing trees on and above the escarpment in the western portion of the site will be retained. Several other clumps of remnant or planted existing trees on site will also be retained:

- the row of trees adjacent to the western boundary in north western corner of the site,

- the row of trees adjacent to the northern boundary in the north eastern corner of the site,
- the row of trees adjacent to the interallotment boundary between the subject site and Lot 1125 Oxford Falls Road,
- several small clumps of trees in the central portion of the site.

Item 2: WLEP 2000 Desired Future Character - Preserve/Enhance Natural Landscape

The site is in Locality B2 Oxford Falls Valley in the Narrabeen Lagoon Catchment. The Desired Future Character for Locality B2 requires:

The natural landscape including landforms and vegetation will be protected, and where possible, enhanced.

The Proposed development fulfils this requirement.

As noted above the proposal retains significant tracts of bushland on the site and retains a significant number of existing major trees on the site. The proposal retains the rock outcrops of the escarpment in the western portion of the site. The landscape plan indicates that the proposal will incorporate substantial plantings, predominantly of species from the Middle Creek Vegetation Communities.

The proposal retains large areas of landscape within the generous setbacks to each of the site boundaries. On completion the proposed development will present as a landmark retirement resort within an extensive natural setting.

CONCLUSION:

The proposal as outlined in the Landscape Plan provides an improvement to the Oxford Falls Road landscape interface through the retention of the existing bushland buffer as a biodiversity zone and the majority of mature trees associated with the existing tennis resort clubhouse. Additional indigenous and culturally significant species as feature infill planting and the maintaining of existing rock outcrops will enhance the streetscape of Oxford Falls Road.

The proposal provides a quality setting for the development through the retention of significant tracts of bushland and major trees over the site while offering generous setbacks to all site boundaries providing a sympathetic outcome to the local landscape setting.

On completion, the proposed development will present as a landmark retirement resort within an extensive natural setting, enhancing the landscape treatment of the locality.

