

# Proposed Residential Development & Subdivision

43, 45 & 49 Warriewood Road, Warriewood NSW

## Development Application - Landscape Concept

Revision F  
14 December 2023



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# Context



## Warriewood Valley

Warriewood Valley is situated at the base of the escarpment, known as Ingleside Chase Reserve, between Mona Vale and Warriewood. It comprises of land known as “Stage 1 Release” and land identified as the Warriewood Valley Release Area (WVRA). WVRA is primarily a residential area expected to provide a total of 2,451 new dwellings and anticipated to accommodate 6,618 residents once completed. The Warriewood Valley locality is characterised by a mix of residential, retail, commercial, industrial, recreational, and educational land uses. WVRA continues to be developed as a desirable urban community in accordance with the adopted planning strategy for the area, and will include a mix of low to medium density housing, industrial/commercial development, open space and community services. The creek line corridors, roads and open space areas form the backbone of the new community, complemented with innovative water management systems, the natural environment, pedestrian/cycle path network, public transport, and recreation facilities.



## Local Context

The subject site is located on the southern side of Warriewood Road and is known as 43, 45 and 49 Warriewood Road, Warriewood (Lot 2, DP 972209, Lot 2, DP 349085 and Lot 1, DP 349085 respectively). Combined, the three allotments have an area of approximately 22,187m<sup>2</sup>. The site contains a progressive north-to-south (i.e. front-to-rear) slope of approximately 9.2 metres. The subject site is located within the suburb of Warriewood, which is located within the Northern Beaches (formerly Pittwater) Local Government Area. The site is approximately 850 metres south of the Mona Vale town centre and 21 kilometres northeast of the Sydney Central Business District. Development within the surrounding area is varied, however it consists predominately of residential development. Sites adjoining both to the east and west consist of recently approved subdivision developments containing both single dwelling house allotments and residential flat buildings of single, two and three storeys. Development to the south of Narrabeen Creek is part of the Warriewood Valley Urban Release area, and contains a wide variety of predominately residential development. Such development includes low, medium and high-density residential developments in addition to seniors living developments (Anglicare Warriewood Brook). Linking the adjoining sites, Narrabeen Creek and the associated bushland corridor form the rear boundary of the site which also provides a pedestrian through-site link. This link is in the form of a 2.5m wide shared pathway and runs discontinuously from Jubilee Avenue in the North to Macpherson Street in the south. This bushland corridor is noted as containing an important Endangered Ecological Community being Swamp Sclerophyll Forest on Coastal Floodplains.



# Analysis



## Topography

The previously occupied portion of the subject site, being the northern half, has a moderately steep but even grade sloping approximately 7.5 metres from the footpath at Warriewood Road to the rear of the existing built structures on site. From this point, the site topography continues to fall southwards at a more subtle grade towards the densely vegetated area at the rear.

The landform within the rear portion of the site generally slopes toward the south eastern corner at the site's interface with Narrabeen Creek however a significant feature of this area is a localised depression/swamp that occupies the central portion of the space and drains in a more easterly direction.



## Access

The site is currently accessed via multiple points on Warriewood Road and contains one central haul road running in a north-south direction which then turns to follow the western and rear boundary. Future access to the site is planned via connection to a partially completed roadway (Lorikeet Grove) which forms the southern extent of built form for subdivisions fronting Warriewood Road. Newly created streets have been created for adjoining sites which run in a north south direction perpendicular to Warriewood Road. Connection points to a shared pathway / through-site link exist on the eastern and western boundaries which form a public pedestrian access along the Narrabeen Creek corridor.



## Existing Land Uses & Vegetation

The subject site is distinctly divided in terms of both land use and vegetation. The northern (upper) portion of the site has been generally cleared of native vegetation and contains generally planted exotics surrounding the existing dwelling houses. This portion of the site has a history of use as agricultural land and market gardens stemming from the rich topsoil occurring on the site. Dilapidated glass houses are located down the slope towards the middle portion of the site which is now dominated by significant weed regrowth.

The southern (lower) portion of the site adjoining Narrabeen Creek contains remnant bushland with an Endangered Ecological Community being Swamp Sclerophyll Forest on Coastal Floodplains. This portion of the site has generally been retained as existing however is heavily dominated by weed growth with remnant canopy cover.



# Landscape Concept Masterplan

The landscape and open space components of the proposed development fall into distinct zones associated with intended land use. The northern portion of the site is to include vacant allotments fronting Warriewood Road and Lorikeet Grove to be developed in the future as single dwelling houses (indicative landscape arrangements shown), and a large central communal open space associated with the central residential flat buildings. The southern portion of the site includes a new roadway connection (Lorikeet Grove) and natural bushland vegetation to the rear of the site associated with the creek line corridor. The southern portion forms an important landscape component adjoining Narrabeen Creek and creating a link with the existing adjoining public creek line corridor. This area is to have extensive weed management, restoration and revegetation of the Endangered Ecological Community (EEC) and will be activated via a series of breakout areas which afford opportunities for passive reflection.

The objective of the landscaping scheme across the site is to create a harmonious living environment that provides opportunity for high level recreation in a functional landscape setting of excellent visual amenity. This has been achieved through expression of planting, materiality, design forms and the connection with natural environment setting of Warriewood Valley.





# Landscape Concept: North

The northern portion of the site is to contain four (4) individual allotments with direct access fronting Warriewood Road, a central lot containing two (2) residential flat buildings containing a total of thirty-four (34) dwellings, central communal open space and seven (7) individual allotments facing the newly created Lorikeet Grove. The individual allotments are to be developed as single dwelling houses as part of future separate development applications. The central portion of the central lot is to be dedicated as a large communal open space for the residential flat buildings and is to contain for passive and active recreational pursuits. Each of the ground floor units of the residential flat buildings are to include generous private open space courtyards containing paved patios, open lawns and garden surrounds. The communal open space also serves as the primary pedestrian circulation providing equitable access from Warriewood Road to Lorikeet Grove and the through-site link at the rear creek line corridor.



## LEGEND

	Existing trees retained* Refer Arboricultural Impact Assessment		Hardwood timber decking
	Existing trees removed* Refer Arboricultural Impact Assessment		Softfall area & play equipment
	Large canopy trees		Stone steppers & river gravel
	Small-medium tress		Raised planter
	Palms		Timber bench seating
	Screen planting		Pod-style composite seating
	Shrub & accent planting		Timber/steel shade structure & BBQ area
	Groundcovers		Clothesline
	Lawn		1.8m high Colorbond fence
	Coloured concrete type 1		1.2m high AS compliant pool fencing & gate
	Stone paving type 1		1m high slatted fence over 800mm wall
	Stone paving type 2		1.8m high flood design fence
	800mm high slatted fence over 700mm high planter box		1.5m high Colorbond fence
	Line of basement		Site boundary

## KEY

- 1

Vehicular Entry  
coloured concrete driveway with ramped entry to basement
- 2

Subdivision Allotments  
indicative landscape arrangments shown - final arrangements to be outlined within future DAs
- 3

Play Space Area  
climbing structures, softfall, seating & small trees
- 4

Central Terrace  
palm grove, primary lawn area & seating plaza
- 5

Upper Terrace  
functional paved area with seating, fixed shade & BBQ facilities
- 6

Swimming Pool Area  
12m x 3.5m lap pool, decking, seating areas & shade umbrellas within lush planting surrounds
- 7

Landscape Maintenance Pathway  
concrete pathway providing maintenance access to greenspace areas
- 8

Private Open Space  
paved patios adjacent to open lawn areas with screen planting, accent plants & feature trees
- 9

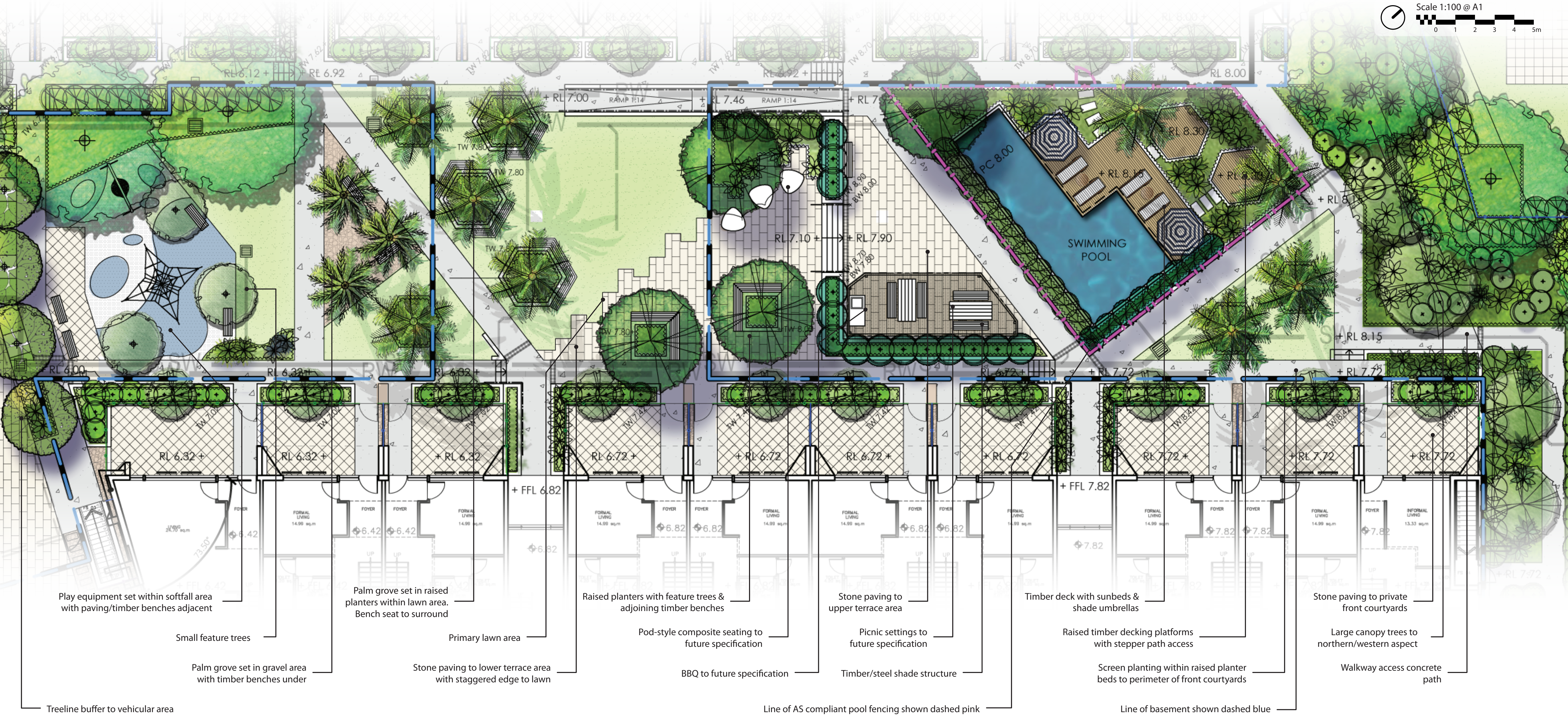
Street Tree Planting  
street tree planting in accordance with Warriewood Valley Landscape Masterplan
- 10

Drainage Easement  
open lawn atop drainage easement area



# Detail Plan: Communal Open Space

The central green communal open space provides options for journey, activity, group leisure and privacy. The activation of the spaces is encouraged through the provision of key design elements including swimming and lap pool, sun decks, outdoor shade, cooking facilities, seating, expansive open lawns, play equipment and various forms of seating. Careful design selection of materiality and planting has been undertaken to ensure spaces of high quality that are durable, long lasting and create a safe user experience. Careful consideration has also been given to pedestrian movement through the communal open space to ensure ease of access, clear sightlines and direct circulation. Where possible, large tracts of deep soil have been maintained centrally to enable the provision of large canopy trees and palm plantings to give the communal open space a sense of scale, diminish the built form and provide a high level of natural shade and cooling to dwellings. The external environment of the communal open space is one that encourages a strong sense of community, calm and refuge within highly useable and naturalistic setting.





# Section AA: Communal Open Space



KEY PLAN (not to scale)

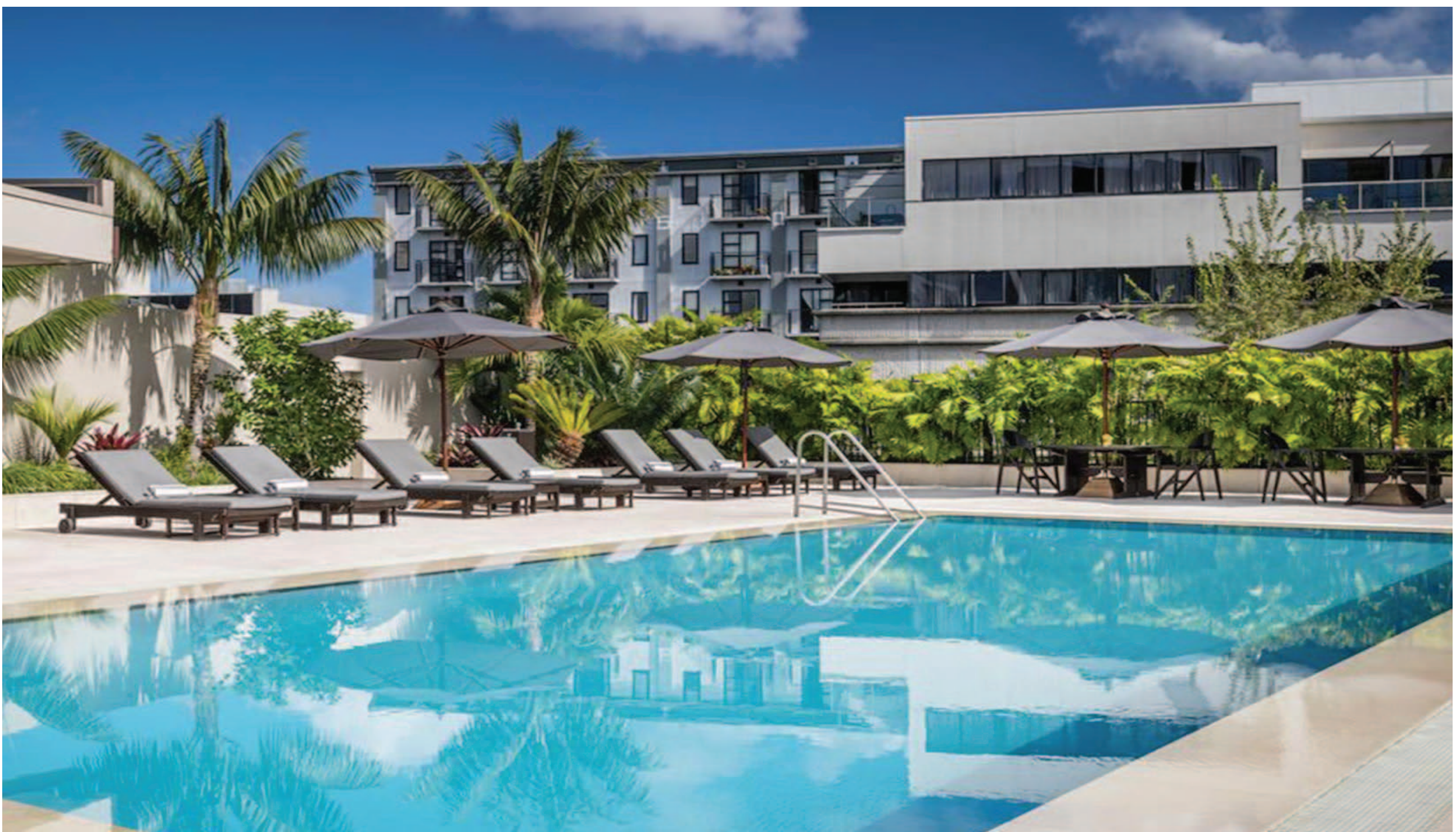


## KEY

- 1 Play Space Area  
climbing structures, softfall, seating, small trees
- 2 Passive Seating Area  
timber bench seating, Livistona palm plantings, decomposed granite/ crushed sandstone
- 3 Palm Grove  
palm plantings set in planters/lawn area with low shrub planting to base
- 4 Primary Lawn  
large open central lawn area for active recreation
- 5 Seating Plaza  
paved plaza with multiple seating types overlooking primary lawn area
- 6 Upper Terrace  
functional paved area with seating, shade & BBQs
- 7 Swimming Pool  
lap pool 12m x 3-5m surrounded by multiple seating areas, lawn and soft planting
- 8 Timber Deck  
timber deck surrounds to pool for provision of sun beds and umbrellas
- 9 Timber Platforms  
raised timber platforms for sun bathing & seating within lush planting surrounds



# Design Vision: Communal Open Space





# Landscape Concept: Rooftop Balconies

Located on the Eastern and Western edges of the building facades, balcony raised garden planters have been included to provide a green buffer to the balcony break-out spaces for residents. Planting species will be chosen to suit the site specific climatic conditions and will include plants of low water needs to lessen maintenance requirements whilst providing plants that will thrive in their rooftop environment.



## KEY

- 1 Balcony Terrace  
rooftop terrace with selected paving for break out  
space at roof level
- 2 Rooftop Planting  
mixed planting of suitable species to provide a  
green buffer and pleasant outlook

## LEGEND

- Proposed raised garden  
planting
- Selected balcony terrace  
paving units

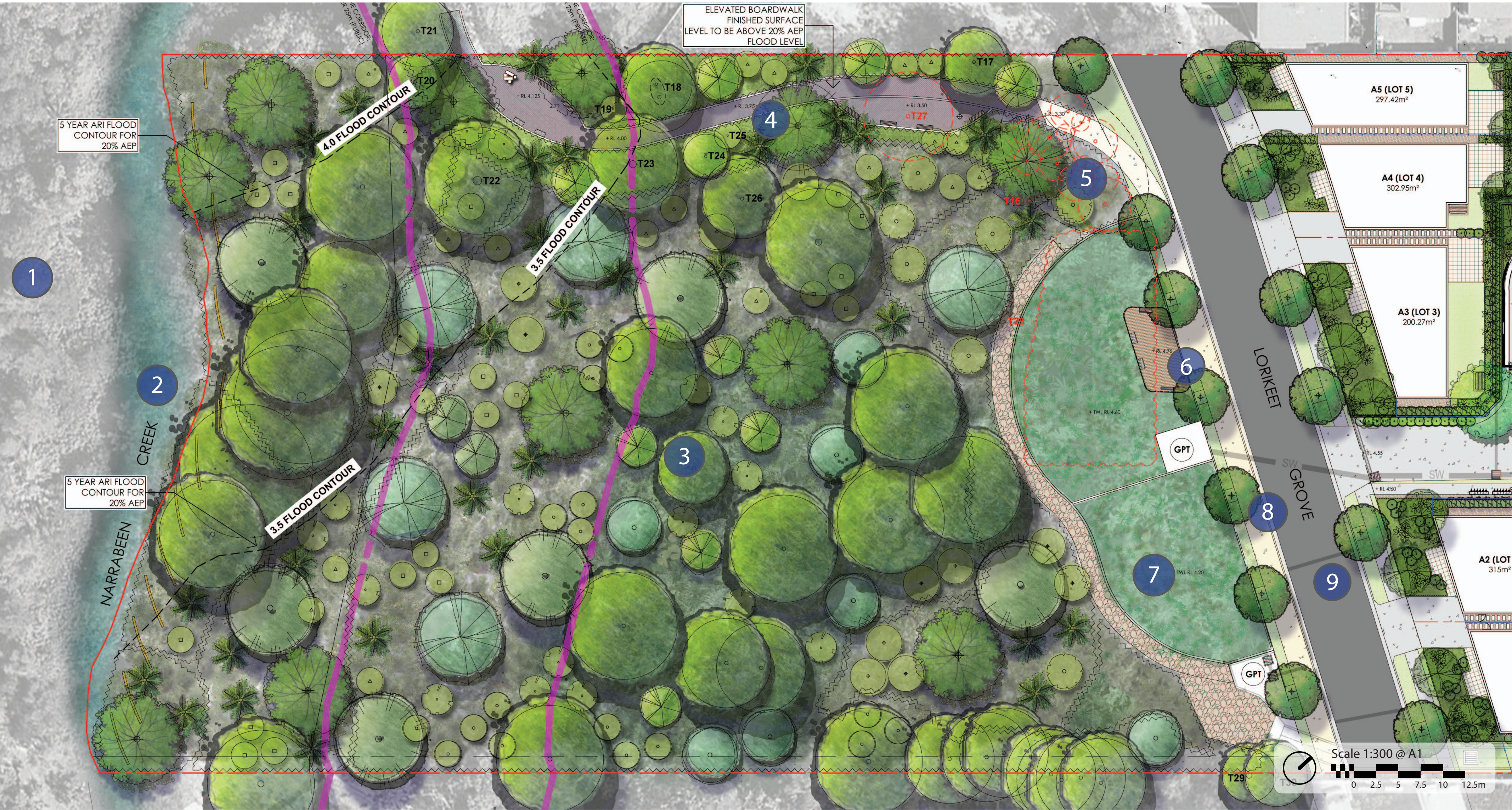
Note: Balcony planting to in accordance with outlined scheme for POS areas as shown on Page No. 19 of document





# Landscape Concept: South

The southern portion of the site primarily contains the creekline corridor restoration area as well as a planted stormwater infiltration basin, landscaper buffer, Lorikeet Grove roadway connection and pedestrian through-site link. A Biodiversity Management Plan (BMP) has been prepared to inform conservation, restoration and enhancement of the degraded Endangered Ecological Community (Swamp Sclerophyll Forest on Coastal Floodplains) within the creek line corridor. Elsewhere, the landscape buffer is to contribute to providing a defined edge and transition between the built and natural portions of the site. The creekline corridor is also to include a pedestrian 'through-site link' in the form of a 2.5m shared pathway. The pathway is to link to the recently constructed shared pathway on adjoining developments to the east and west and is to be constructed above the 20% AEP flood level. The location and alignment of the pathway has been carefully considered to meander through existing trees nominated for retention in a sensitive manner to avoid any impact to root zones.



## LEGEND

	Existing trees retained* Refer Arboricultural Impact Assessment		Signage board
	Existing trees removed* Refer Arboricultural Impact Assessment		Signage totem
	Street trees		Site boundary
	EEC restoration* Refer Planting Plan & Biodiversity Management Plan		
	Buffer planting		
	Stormwater basin planting		
	Lawn		
	Coloured concrete type 1		
	Coloured concrete type 2		
	Hardwood decking		
	FRP / GRP surfacing		
	Timber sculpture/climbing structure		

## KEY

- 1

Adjoining Allotment  
adjoining allotment to south: Anglicare Warriewood Brook
- 2

Narrabeen Creek  
creekline adjoining rear boundary of subject site
- 3

EEC Restoration Area  
bushland restoration of existing weed infested EEC - refer to planting plan & Biodiversity Management Plan
- 4

Shared Pathway  
elevated 2.5m shared pedestrian/cycleway with breakout areas featuring seating, signage and sculptural elements - FRP / GRP surface material
- 5

Landscape Batter  
max 1:5 landscaped batter with buffer planting to Lorikeet Grove
- 6

Viewing Deck  
elevated decking structure with views over EEC regen area with informative signage to perimeter
- 7

Stormwater Basin  
300mm deep stormwater infiltration basin with sedges & rushes suitable for periodic inundation
- 8

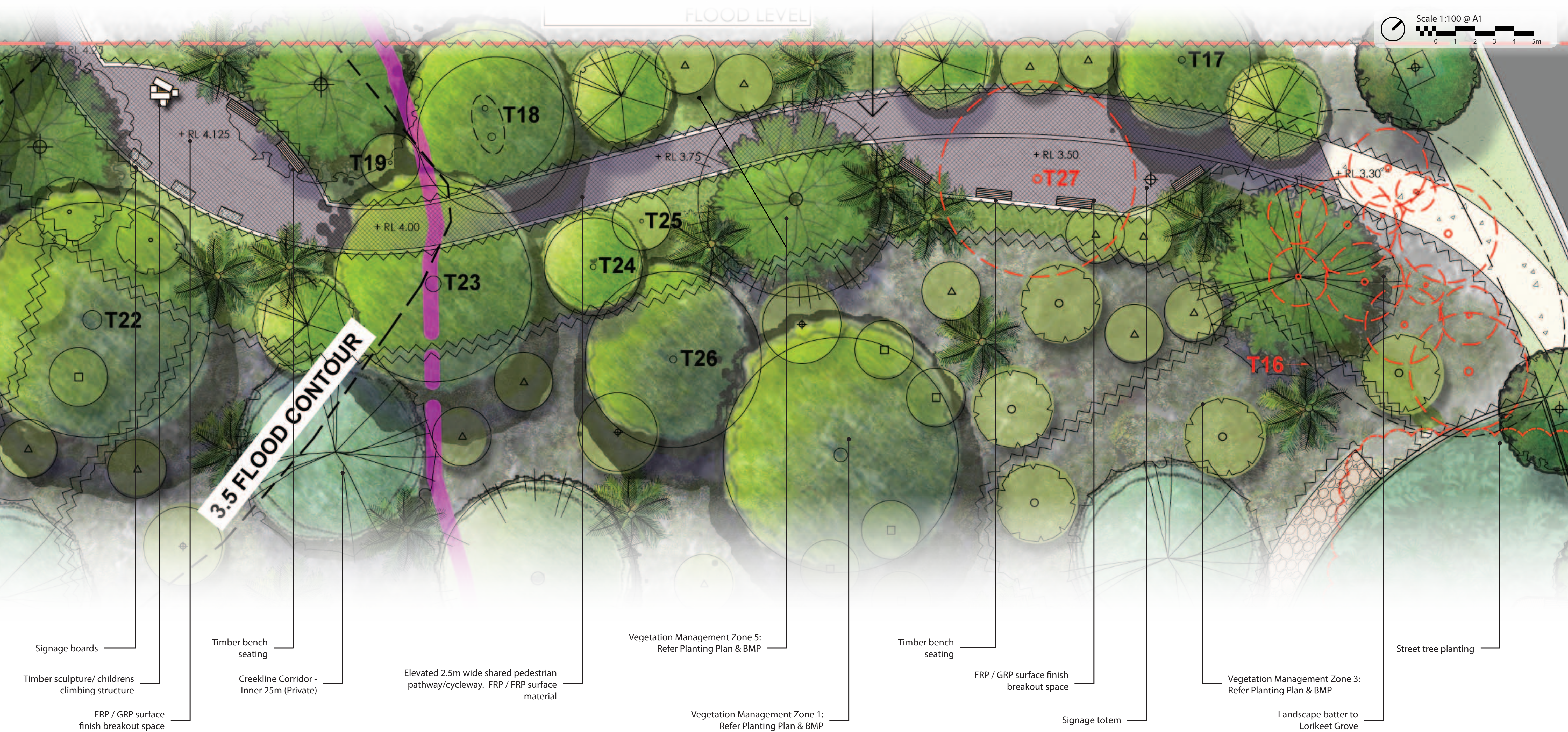
Street Tree Planting  
Street tree planting in accordance with Warriewood Valley Landscape Masterplan
- 9

Lorikeet Grove  
new sealed vehicular carriageway



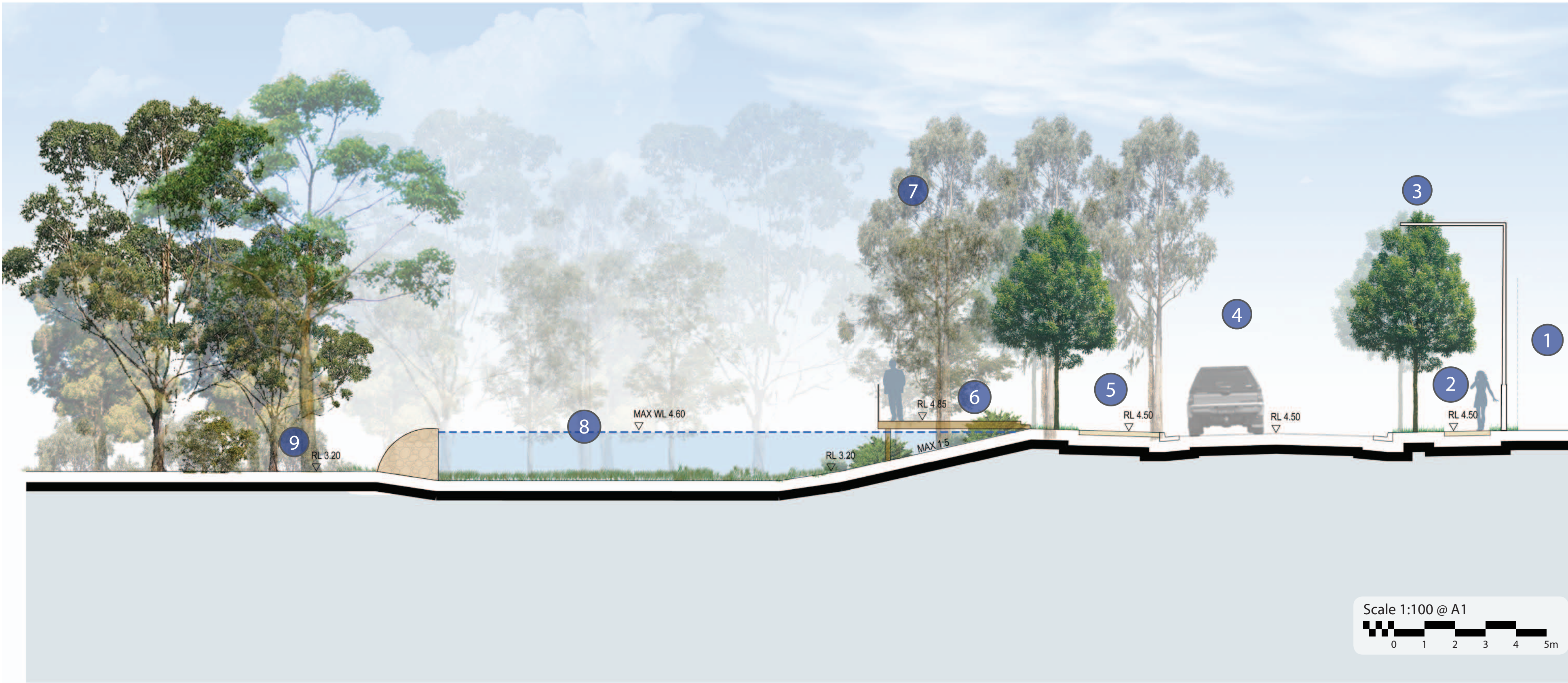
# Detail Plan: Shared Pathway

Taking advantage of the sweeping design of the proposed shared pathway, two separate breakout areas have been incorporated at key nodal points along the path which aim to enhance the amenity of this portion of the site by providing opportunities for education, passive reflection and informal recreation. Each space affords seating elements and surface finishes which have been selected for their durability and capacity to provide visual interest. Signage totems/boards are provided to the outer edges of each space and are to include text and imagery which facilitates an understanding of the Endangered Ecological Community which occurs on site as well as an overview of the pre and post colonial history of the Warriewood Valley. Each of these areas have been positioned so as to minimise impacts to existing vegetation as well as compliment the proposed bushland restoration works which are set to take place throughout the remainder of the lower portion of the site.





# Section BB: Lorikeet Grove



KEY PLAN (not to scale)



## KEY

- 1 Future Lot  
single allotment to be developed in future
- 2 Pedestrian Pathway  
1.5m pedestrian pathway to northern side of Lorikeet Grove
- 3 Street Tree Planting  
street tree planting in accordance with Warriewood Valley Landscape Masterplan
- 4 Lorikeet Grove  
road carriageway of Lorikeet Grove
- 5 2.5m Shared Pathway  
shared pedestrian/cycleway path to connect to adjoining developments
- 6 Viewing Deck  
elevated decking structure with views over EEC regen area with informative signage to perimeter
- 7 Buffer Planting  
buffer landscape planting to Lorikeet Grove interface
- 8 Stormwater Basin  
Stormwater infiltration basin with sedges & rushes suitable for periodic inundation
- 9 Creekline Corridor  
restoration of native vegetation corridor adjacent to Narrabeen Creek