northern
beaches
council

Landscape Referral Response

Application Number:	DA2020/1517
Date:	05/03/2021
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 349085 , 45 Warriewood Road WARRIEWOOD NSW 2102 Lot 1 DP 349085 , 49 Warriewood 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 development application is for development of the site, including a twelve (12) lot residential subdivision, civil and creekline works and construction of integrated residential development including two (2) residential flat buildings containing thirty-four (34) apartments, including associated civil and creekline works and residential development on some of the created allotments.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP Controls:
• B4.22 Preservation of Trees and Bushland Vegetation
• C6.2 Natural Environment and Landscaping Principles
• C6.4 The Road System and Pedestrian and Cyclist Network
• D16 Warriewood Valley Locality

Under clause C6.2 - *Integration with Creekline Corridor and the Public Domain,* the following outcome is to be achieved: the location of the pedestrian path/cycleway within the Outer Creekline Corridor above the 20% AEP flood level; extensive stands of Casuarina glauca, and groves of Eucalyptus robusta with other native feature trees, indigenous understorey and ground covers, which are to comprise a minimum of 75% of the total creekline corridor area; and the landscaping treatment of the 25 metre wide Outer Creekline Corridor to appear as part of the public domain.

Under clause C6.2 - *Landscaping of existing and proposed Public Road Reserves,* the following outcome is to be achieved: street trees planted within the road verge placed at 6-12 metre intervals, dependent on the plants location and species in accordance with the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain).

Under clause C6.4 - *Pedestrian and Cyclist Network*, the following outcome is to be achieved: the location of the pedestrian path/cycleway is variable within the creekline corridor to ensure connectivity with existing sections of the path and facilitate retention of vegetation so long as the pedestrian

path/cycleway is sited above the 20% AEP flood level to reduce the incidence of flood damage to a manageable level and achieve a satisfactory safety level for regular use; where a pedestrian/cyclist link is identified within or adjoining a sector, buffer area or development site, the applicant is to identify on their development drawings the location for this infrastructure; and the pedestrian/cycleway network must be accompanied by appropriate landscaping and vegetation. Details of the proposed landscaping and vegetation must accompany any development application.

The proposal includes the creation of one allotment containing the creekline corridor. The development application does not provide recognition of the integrated multiuse corridor creekline requirements as identified in the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain) requiring a 50 metre creekline corridor consisting of a 25 metre public creekline corridor along the watercourse and a 25 metre private setback to the development site, with ownership and responsibility of the 25 metre private setback belonging to future owners of the development site. The development application documents do not represent this information, including dedication of the inner 25 metres of riparian creekline land to Council.

Landscape works within both the inner 25 metre public creekline corridor along the watercourse and the outer 25 metre private setback shall be demonstrated in accordanace with clause C6.2 - Integration with Creekline Corridor and the Public Domain.

It is proposed to remove forty-seven (47) trees, including one (1) dead tree and thirty-two (32) 'exempt species' trees from within the areas of the site occupied by residential allotments. The majority of the natural vegetation between Lorikeet Grove and the creekline is retained and satisfies Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain) that identifies this group of trees for retention.

The street tree planting and location of the 1.5m footpath along Lorikeet Grove is correctly illustrated in Section BB, plan number 9 of the Landscape Concept Plans, and amended plans are required to updated the plans to co-ordinate with Section BB. The 2.5m creekline sharepath appropriately connects to adjoining properties on either side.

The development application documents do not include the public domain works required along Warriewood Road,to satisfy the Warriewood Valley Landscape Masterplan and Design Guidelines, and the Warriewood Valley Roads Masterplan, and the following shared path network is required:
a. A minimum 2.1m wide (max. 2.5m wide) shared path is required along Warriewood Rd,
b. Where appropriate, the share path is to align abut to the kerb to increase deep soil area for street tree planting,
c. Street tree planting is required along Warriewood Road in accordance with layout and specifications contained within the Warriewood Valley Landscape Masterplan Design Guidelines S-1.

At this stage, the development application is not supported by Landscape Referral with the issues relating to clear documentation unresolved as well as the following DCp control clause not being satisfied: clause C6.2 - *Integration with Creekline Corridor and the Public Domain;* and *clause C6.2 - Landscaping of existing and proposed Public Road Reserves* (Warriewood Road).

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.