

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2021/1478
Date:	08/10/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 2 DP 1115877 , 53 A Warriewood Road WARRIEWOOD NSW 2102

Reasons for referral

This application seeks consent for any application on land or land being adjoining or adjacent to any parks, reserves, beaches, or foreshore
And as such, Council's Parks, Reserves and Foreshores officers are required to consider the likely impacts of the proposal.

Officer comments

The development application is for the Subdivision of 1 lot into a 22 lot Community title residential subdivision and construction of 21 associated dwellings. Proposed works include the civil works required to extend an existing public road (Lorikeet Grove) and creek rehabilitation works (Narrabeen Creek) within the site.

Lot 1, being a Community lot, is divided into two parts: Part Lot - Private accessway road to join Warriewood Road and Lorikeet Grove, and Part Lot - a water quality and detention basin within the 25m-50m Narrabeen Creek offset. Lots 2 to 22 inclusive are residential lots. Lot 23 will be dedicated to Council as the inner 25 metre public creekline corridor along the watercourse, within the Narrabeen Creek riparian rehabilitation zone.

The development application proposal integrates the 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 an inner 25 metre public riparian creekline corridor along the watercourse and an outer 25 metre private riparian setback to the development site, with ownership and responsibility of the 25 metre private setback belonging to future owners of the development site.

Council's Parks Referral is assessed against the Pittwater Local Environment Plan, the Warriewood Valley Landscape Masterplan and Design Guidelines

(Public Domain), and the following Pittwater 21 DCP Control in terms of the public riparian reserve:

- 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 (sharepath) is located within the Outer Creekline Corridor, where practicable, and above the 20% AEP flood level. Under the Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain), the sharepath is located in the outer 25 metre private riparian setback.

Under clause C6.4 - Pedestrian and Cyclist Network, the following outcome is to be achieved: the location of the pedestrian path/cycleway may be 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.

The 2.5m shared path within the riparian creekline corridor shall be located as per the Civil Plan 434-20C-DA-1102 from the boundary with adjoining property 53B Warriewood Road and along the Bio-retention Basin, and then shall be altered as depicted in the Civil Plans and Landscape Plans and be diverted toward Lorikeet Grove, upon which, Council plan to install the 2.5m share path within the road reserve of Lorikeet Grove of the Ibis Place development, also identified as the road reserve fronting the outer 25 metre private riparian setback known as 16-22 Lorikeet Grove.

The Planner shall provide conditions of consent requiring a section 88B instrument over the portion of land in the outer 25 metre private riparian setback occupied by the 2.5m share path to benefit Council identifying the right to public access and right to access for Council maintenance purposes.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Parks, Reserves and Foreshores Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Alignment of the 2.5m wide sharepath within the creekline corridor

The 2.5m shared path within the riparian creekline corridor shall be amended as follows:

- i) from the boundary with adjoining property 53B Warriewood Road and along the Bio-retention Basin, the sharepath shall be as shown on the Civil Plan drawing number 434-20C-DA-1102, and then,
- ii) shall be realigned and be directed toward the Lorikeet Grove road reserve of the Ibis Place development, also identified as the road reserve fronting the outer 25 metre private riparian setback known as 16-22 Lorikeet Grove.