

11th July 2022

The General Manager
 Northern Beaches Council

Re: Proposed Residential Development & Subdivision at the address 42, 45 & 49 Warriewood Road, Warriewood, NSW

RFI LANDSCAPE DESIGN COMMENTS

In response to the comments received from the Northern Beaches Council within a ‘Landscape Referral Response’ dated 2nd May 2022, Creative Planning Solutions provides the following responses:

Council’s Comments:	CPS’s Response:
<p>The Landscaping of existing and proposed Public Road Reserves under control C6.2 is not satisfied with the current Landscape Plans, based on the civil design for car parking within the road reservation, unable to achieve the intent of the street tree planting requirements of the Warriewood Valley Landscape Masterplan and Design Guidelines, whereby the WVLMGD under the Streetscape Guidelines S-1 Sub Arterial Street section requires the provision of share path and street tree planting within the road verge as either a continuous landscape strip for tree planting, or in combination with car parking spaces with the provision of 'islands' to accommodate street tree planting, and it is considered the quantity of street trees proposed is inadequate, and is identified in the WVLMGD street trees are to be placed at 6-12 metre intervals. The landscape treatment along Lorikeet Grove within the road verge is acceptable and in accordance with the WVLMGD.</p>	<p><i>Street trees have now been provided along the Warriewood Road frontage facing the development site. Trees have been spaced at approximately 9m centres, which adheres to the 6-12m spacing interval requirement of the WVLMGD for S-1 Sub Arterial Streets.</i></p>
<p>Under control C6.4 - Pedestrian and Cyclist Network, no concerns are raised by Landscape Referral, noting that the sharepath location as previously addressed in these comments is acceptable to preserve and enhance the Endangered Ecological Community (EEC), noting that the sharepath shall be located above the 20% AEP flood level for the specific site location and where required the sharepath shall incorporate raised boardwalk through impeded drainage zones, and this applies in this instance where the EEC is prone to occasionally flooding.</p>	<p><i>Modifications have been carried out to the proposed levels and construction of the shared path from a concrete finish at grade to a raised FRP/GRP boardwalk located above the 20% AEP flood level. This ensures the EEC is preserved and drainage zones are not impeded during peak flooding times.</i></p>