

Landscape Referral Response

Application Number:	DA2024/1079
Date:	15/10/2024
Proposed Development:	Community title subdivision into five (5) lots and civil works
Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 Lot 3 DP 942319 , 53 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 1115877 , 53 A 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 application is for subdivision and civil infrastructure works as described in reports and as illustrated on plans. Council's Landscape Referral section have assessed the application against the Pittwater Local Environment Plan (PLEP) and Pittwater development Control Plan (PDCP), Warriewood Valley Landscape Masterplan and Design Guidelines, August 2018 (WVLMGD), and Warriewood Valley Roads Masterplan, August 2018 (WVRM). The proposed development includes five (5) lot Community Title Subdivision; a private internal road i.e. Community Lot 1; a future public reserve; the extension of Lorikeet Grove; the widening of Pheasant Place; civil works and tree removal to facilitate the future residential development of the Subject Site. Three (3) residential super lots are proposed which will be further subdivided under separate applications at a later date.

The following landscape works are required as part of the under the subdivision and civil infrastructure works:

- a 2.1m wide footpath along Warriewood Road, including street tree planting, as shown on the Landscape Plans,
- a 1.5m wide footpath to one side of Lorikeet Grove, including street tree planting, as shown on the Landscape Plans,
- a 2.5m wide share-path within the Outer Creekline Corridor,
- tree removal as reported in the Arboricultural Impact Assessment, for identified trees impacted by civil cut and fill works.

The 2.5 metre wide sharepath required to be located within the Outer Creekline Corridor is not

documented clearly to continue to adjoin with the approved share path location at the northern boundary adjoining 53C Warriewood Road, as approved under development consents N0330/14 and N0027/16, and this shall be amended on all reports and plans.

The plans indicate the location of an electrical substation within the 25 metre Outer Creekline Corridor, and under PDCC controls C6.1 Integrated Water Cycle Management and C6.2 Natural Environment and Landscaping Principles, structures are not permitted into the 25 metre wide Outer Creekline Corridor.

The landscape works under the subdivision shall include the following and this shall be clearly documented on Landscape Plans:

- a 2.1m wide footpath is required along Warriewood Rd and shall be shown on subdivision plans, and shall be co-ordinated to align with the proposed 2.1m footpath for the adjoining properties. Street tree planting is required in accordance with the Warriewood Valley Landscape Masterplan and Design Guidelines, August 2018. Where appropriate, the footpath should be aligned to abut the kerb to increase deep soil area for street tree planting.
- a 1.5m wide footpath is required to one side of Lorikeet Grove and shall be shown on subdivision plans, and shall be co-ordinated to align with the proposed 1.5m footpath for the adjoining properties, and generally these are located to the side of the Creekline Corridor. Street tree planting is required to both sides of Lorikeet Grove in accordance with the Warriewood Valley Landscape Masterplan and Design Guidelines, August 2018.
- a 2.5m wide sharepath is required within the Outer Creekline Corridor, and shall be shown on subdivision plans, and shall be co-ordinated to align with sharepath locations for the adjoining properties. Within the Creekline Corridor, the proposal must demonstrate the location and connectivity of a 2.5m width sharepath above the 20% AEP flood level.

The Arboricultural Impact Assessment (AIA) submitted includes assessment of impacts to existing trees and the recommendations raise no concerns and existing trees proposed for removal are impacted by cut and fill civil works. Existing trees within the riparian zone as indicated are proposed for retention and protection.

Required amendments to be documented:

- the 2.5 metre wide sharepath shall be continuous across the Outer Creekline Corridor and adjoin with the approved share path location at the northern boundary adjoining 53C Warriewood Road.
- the Inner and Outer Creekline Corridor is to be clearly documented identifying the 25m inner and 25 metre outer zones, to identify any residential lot encroachments that are not permitted.
- the electrical substation location within the Outer Creekline Corridor is not supported.
- a 2.1m wide footpath along Warriewood Rd and shall be shown including street tree planting.
- a 1.5m wide footpath to one side of Lorikeet Grove shall be shown including street tree planting.

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.