

Landscape Referral Response

Application Number:	DA2021/2600
Date:	02/05/2022
Responsible Officer:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 349085 , 49 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 972209 , 43 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 349085 , 45 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 a twelve (12) lot residential subdivision, civil works, creekline works, and the construction of integrated residential development including two (2) residential flat buildings containing thirty-four (34) apartments, tree removal and landscape works. The application includes development upon Lot 12 containing the two (2) residential flat buildings, whilst the other eleven (11) residential lots will remain undeveloped.

Lot 13 contains the Creekline Corridor riparian zone as one lot, however the Inner Creek Corridor (ie. public creekline corridor) is to be dedicated to Council. No Subdivision Plan is submitted to indicate the allotment of this Inner Creek 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 25 metre 'public creekline corridor' along the watercourse.

Council's Landscape Referral is assessed against the following Pittwater Development Control Plan objectives: C6.2 Natural Environment and Landscaping Principles; C6.4 The Road System and Pedestrian and Cyclist Network; and C6.7 Landscape Area (Sector, Buffer Area or Development Site). Additionally the landscape objectives of the Warriewood Valley Landscape Masterplan and Design Guidelines (WVLMG), August 2018, the Warriewood Valley Roads Masterplan, August 2018, and the Apartment Design Guide are considered including: 3D Communal and public open space; 3E Deep Soil zones; 4O Landscape Design; and 4P Planting on Structures.

Under control C6.2 - Natural Environment and Landscaping Principles 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.

The *Landscaping Principles* of control C6.2 are generally satisfied and no Landscape Referral concerns are raised.

The *Integration of the Creekline Corridor and the Public Domain* under control C6.2 is generally satisfied with the following assessment. In review of the landscape proposal, and given the presence of the Endangered Ecological Community (EEC) within the creekline corridor, protection of the EEC shall be paramount and some of the provisions under this clause of Pittwater DCP will not be achievable. In this regard the Warriewood Valley Landscape Masterplan and Design Guidelines provisions for a 'public creekline corridor' including sharepath location, seating, viewing platforms, and passive recreation area etc, as shown on the Landscape Concept Masterplan within the 'private creekline corridor' (Outer Creekline Corridor) is appropriate and in accordance with the Warriewood Valley Landscape Masterplan and Design Guidelines objective under C-1, C-2, and C-3 where the location of the sharepath and thus other elements " ... is variable to ensure connectivity with existing sections of the path and vegetation conservation."

The Landscape Plans include revegetation works within the EEC with appropriate locally native species and reference to the Biodiversity Management Plan prepared by Cumberland Ecology, and no issues are raised by Landscape Referral subject to co-ordination certification at construction certificate stage identifying agreement of the scope and staging of the works. As documented in the Landscape Plans, clause C6.2 is generally satisfied in terms of works within the creekline corridor, and assessment is also subject to review from Council's Bushland and Biodiversity Referral team.

With the sharepath within the 'private creekline corridor', it is anticipated that a Section 88E public positive covenant is required to be included in any approval of the Subdivision Plan.

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.

The *Communal Open Space Area* under control C6.2 in terms of landscape outcome generally satisfies the requirements to achieve connection and utility of the communal open space area for the future residents of the development. The majority of communal open space area is occupied by deep soil with the exception of the central area utilised for carpark access, bicycle parking, garbage drop off and the car wash bay. The communal open space area is connected to the residential buildings and to Warriewood Road with a gate indicated at the entrance along Warriewood Road, assumed for security access.

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.

A Arboricultural Impact Assessment is provided and no Landscape Referral concerns are raised with regard to the recommendations.

At this stage the development application is not supported by Landscape Referral with the issues relating to the Subdivision Plan as well as other concerns as raised: street tree planting to Warriewood Road; and sharepath design within flood prone area.

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.