
Sent: 17/01/2021 5:04:52 PM
Subject: Submission DA 2020/157 43-45 Warriewood Road
Attachments: DA 43-45 Warriewood Road.pdf;

Please see attached submission for consideration in assessing DA 2020/157 43-45 Warriewood Road, Warriewood.

Regards

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The CEO
Northern Beaches Council.

CC Warriewood Residents Association / Councillors Amon and De Luca

RE: DA 2020/1517 43-45 Warriewood Road, Warriewood.

The following issues are raised in relation to the proposed development.

These issues reflect the need to ensure development achieves the planning objectives set out for the valley in Councils LEP, DCP and the suite of Planning Policies and documents specifically relating to Warriewood Valley.

The development should also be consistent and compatible with adjoining and nearby development.

The issues raised below generally relate to design matters inconsistent with the planning documents for the valley or the need for additional detailed information to ensure safe development.

All of these issues could be dealt with by amendments to design, submission of additional information and or imposing of appropriate development consent conditions.

It is also important to note that Council have a responsibility to ensure compliance with any development consent (a factor that has been overlooked in a number of recent developments in the Valley).

Street Tree Planting and Landscaping- Warriewood Road.

The objectives of the Warriewood Valley Roads and Landscape Masterplans are creation of safe tree lined avenues. This is best achieved by locating the tree planting strip between the kerblines and pathway.

The Concept plan shows the tree planting strip between the kerblines and pathway. This is preferred place for tree planting to provide a tree lined avenue. It's also safer.

The Landscape Plan shows the pathway adjacent to the kerblines. This reduces the avenue effect and is not as safe.

This issue can be addressed through amended plans or a condition.

Street Tree Planting and Landscaping- Lorikeet Grove.

The objectives of the Warriewood Valley Roads and Landscape Masterplans are creation of safe tree lined avenues. This is best achieved by locating the tree planting strip between the kerbline and pathway.

The Concept plan and Landscape Plan shows the tree planting strip between the kerbline and pathway on both sides of the road

The tree planting strip on both sides of the road should be between the kerb and the pathways.

This issue can be addressed through amended plans or a condition.

Creek line Corridor Width.

The proposed development shows all of the land between Lorikeet Grove and the creek line as a single lot.

The Planning for Warriewood Valley and its related Developer Contribution Plan provide for dedication of a 25-metre-wide strip adjacent to the creek line and locating of the shared pedestrian cycleway in this strip as has occurred upstream along Narrabeen Creek.

Under no circumstances should the development result in any payment for additional dedication of land beyond the 25metre wide strip. Particularly as water management facilities required to achieve the water management controls are partly in this land.

The ongoing ownership and management of this land is rightly the future land owners, not Council.

In order to connect the shared pathway to the development downstream and maintain its character of a pathway along the creek treelined on both sides rather than a roadside pathway, the pathway should be relocated away from the roadway.

Street Tree Planting

Street tree planting MUST be in accordance with the Warriewood Valley Landscape Masterplan Specification in terms of planting and protection. Previous developments have not achieved these requirements resulting in pot bound trees and damage due to incorrect protection.

The almost absolute failure to achieve the masterplan objectives on the development to the south is a result of these failures as well as poor species selection. If these roads are to achieve the standard of street trees in older developments Council will have to address the failure at ratepayers' expense or leave the community and residents with a substandard outcome.

This can be avoided by delaying street tree planting until most of the dwelling construction has been finalised and holding a bond to ensure the developer carries out the planting as required.

Species selection to match other existing avenues in the Valley is appropriate. In this regard it should be noted that planning for the Valley ensured that all services were to be underground, in part to facilitate planting of street trees that could potentially connect over the road pavement resulting in the tree lined avenue objective of the Warriewood Valley Landscape Masterplan.

This issue can be addressed by careful conditioning of any Consent.

Construction Traffic

Traffic generated by the subdivision itself and the following residential development would need to pass through what will be established residential streets to the south with subsequent noise, congestion and safety issues unless it is required to access the site independently.

Conditions of consent should require ALL construction traffic and parking to be provided directly to the site from Warriewood Road.

The vast majority of construction traffic for the eventual residential development will be associated with the unit construction.

Any subdivision consent needs to facilitate access to the unit site directly from Warriewood road. This will require one of the proposed residential lots along Warriewood Road to be reserved to allow access to the future unit site.

A covenant should be applied to the unit site to ensure that the builder utilises this direct access thus preventing construction traffic from using the residential roads to the south.

Land Contamination

SEPP 55 places a clear onus on developers and Council to ensure that residential development is not impacted by previous contamination.

This site, as for most of the valley was used for intensive agriculture (glasshouses) for years when agricultural chemical use was not well managed or controlled. The chemicals used in this period included DDT and other products no longer acceptable as safe.

The site has also been subject to varying amounts of uncontrolled land fill.

The Warriewood Ingleside Land Contamination Study addressed these issues and made specific recommendations for further investigation as part of any Development Application process.

It is unclear (as a non expert) as to whether the Contamination Study provided with the application sufficiently addresses these issues, or in fact noted the WI Land Contamination Study findings and recommendations.

Was there sufficient (if any) testing of soil in the glass houses themselves for such chemicals.

Surely a number of testing sites should have been within individual glasshouse areas as well as any apparent areas where waste might have been disposed of.

Council officers should refer to the WI land Contamination study and be absolutely certain these issues have been addressed to an appropriate level BEFORE consent is contemplated.

The glass houses have over time been damaged by hail and more recently have been demolished.

It is unclear what steps have been taken, if any, to ensure that glass fragments (which the EPA advise constitute contamination) have been removed from the soil remaining on the site.

Council must also ensure this issue is addressed before contemplating any approval.

Should you require any further information please contact me by email or 0419639336.

Regards

Lindsay Dyce