

<p>Cheryl Williamson   Senior Planner Phone: (02) 9970 1155 Email: cheryl_williamson@pittwater.nsw.gov.au</p>	<p>Postal Address PO Box 882 Mona Vale NSW 1660 DX 9018, Mona Vale</p>
<p>15 December 2014</p> <p>Stephen Bowers Architects Pty Ltd Suite 91, Jones Bay Wharf 26-32 Pirrama Road PYRMONT NSW 2009</p> <p>Dear Mr Bowers,</p> <p><b>Development Application N0330/14 for the subdivision of the site into 11 lots plus associated infrastructure and landscaping works at 53C Warriewood Road, Warriewood (Lot 4 DP1115877)</b></p>	

**4. Pittwater 21 DCP control C6.14 - Form of Subdivision and Subdivision Layout- Warriewood Valley Release Area**

A Community Title Management Plan has been provided which indicates that Tyree Place and the water management facilities (contained within proposed Lot 1) will be managed by the Community Association. The plan of subdivision is unclear however, regarding the following matters:

- Whether the section of Lorikeet Grove and part of Narrabeen Creek will be excised for dedication to Council;
- Provision of access and services for Lot 2;
- Timing of construction of section of Lorikeet Grove given there is a proposed temporary easement for lots 3 to 10 inclusive and uncertainty if Lorikeet Grove is part of Lot 10;
- Timing of rehabilitation works in the creek line corridor.

Sym Studio response: Refer SBA01-DA-101

1. Weed mapping & vegetation maintenance plan for creekline corridor to be undertaken prior to construction certificate.
2. Rehabilitation works to begin minimum 6 months (excluding June, July, August) prior to dedication.
3. Council dedication to coincide with registration of title.

**6. Pittwater 21 DCP control C6.7 Water Management and Creekline Corridors – Warriewood Valley Release Area**

The submitted Landscape Plans are deficient as they do not provide details on the landscape design in the creek line corridor, including plant selection (species and quantities) and planting layout.

Sym Studio response: Indicative Plant Schedule is now repeated on SBA01-DA-101. Additional 'creekline corridor' plant schedule added. Additional information provided - nominate trees (species, qty. & location), shrubs (species, planting area m2 & quantity per m2). Additional creekline section added SBA01-DA-901

**7. Pittwater 21 DCP control C6.9 Pedestrian and Cycle Network – Warriewood Valley Release Area**

The 2.5m wide cycleway, as shown on the Landscape Plan, abuts the southern side of the outer 25m creek line corridor behind the future residential flat building. Its location will not be visible to residents north of Lorikeet Grove and has potential to be underutilised. The cycleway should be relocated to improve casual surveillance.

Sym Studio response: Current location agreed by council. Passive surveillance will be provided through additional pathway connection to cycleway. Proposed vegetation has been sensitively located to not fully obstruct sightlines from Lorikeet Road.

**8. Pittwater 21 DCP control C6.13 Landscaped Amenity Buffer Strips – Warriewood Valley Release Area and D16.12 Landscaping**

Insufficient information has been provided to determine the landscaping proposal. The submitted Landscape Plans do not provide sufficient detail on landscaping within the creek line corridor and buffer strips and do not comply with the requirements of Pittwater DCP Appendix 9 and the Warriewood Valley Landscape Masterplan and Design Guidelines. Amended Landscape Plans are required which detail the following landscape treatments:

*(a) Proposed internal road along the northern boundary*

Detailed information including the location of new footpath and location and nomination of proposed street trees and the extent of underplanting and/or lawn. The street tree planting proposal shall include an indication of likely underground service locations.

Sym Studio response: Additional information now represented on plans including footpath, under planting, lawn additional street tree and underground stormwater. Refer Architectural Sheets (typical sections) for additional underground services.

*(b) Proposed extension to Lorikeet Grove*

Plans must nominate landscape works along Lorikeet Grove consisting of footpath, street tree planting, underplanting and/or lawn to the full extent of the verge areas. Plans must comply with the Warriewood Valley Urban Release Area Landscape Masterplan and Design Guidelines - Streetscape: Local Street S-3 Guidelines and in particular the following items:

- 4.25m wide landscape verge with 1.5m wide shared footpath.
- Street tree planting at 7-15m nominal centres.
- The street tree planting proposal shall include an indication of likely underground service locations.

Postal Address  
PO Box 882  
Mona Vale NSW 1660  
DX 9018, Mona Vale

Sym Studio response: Road verge width has been clarified. Additional Street Tree provided (typ. 7-14m ctr's.). Underground stormwater now shown in plan; refer Architectural Sheets (typical sections) for additional underground services.

*(c) Landscaping in creek line corridor*

The location of trees, shrubs and groundcovers should be identified. Extensive stands of *Casuarina Glauca*, and groves of *Eucalyptus Robusta* with other feature trees and indigenous understorey and ground covers are to comprise a minimum of 40% of the total creek line area. In areas of low use, native groundcovers should be used as an alternative to lawn.

The amended Landscape Plans must also detail:

- The relocation of the cycleway immediately behind the residential flat building;
- The layout of spaces in the landscape;
- Types of hard and soft materials to be used in the scheme and their location;
- Broad descriptions of proposed land modelling and areas of cut/fill;
- Basic planting design information including location of planted areas; locations of proposed and existing trees; indications of species to be used including botanical names and mature heights of trees, shrubs and groundcovers, and
- Basic site drainage details.

Sym Studio response: Additional information provided - nominate trees (species, qty. & location), shrubs (species & quantity per m<sup>2</sup>) to achieve >40% cover. Lawn area only used in higher use areas. Additional pathway connection to cycleway provided. Detention area graphically illustrated using proposed spot heights and in section SBA01-DA-901. Additional detail provided for hard and soft material. Additional cut and fill plan provided (SBA01-DA-104). Additional 'creekline corridor' plant schedule added. Indicative Plant Schedule now repeated on SBA01-DA-101. Stormwater Plan now shown on landscape plan.

End