



Landscape Development Overview of Buffer Area 3:

Rural Fire Service publications in conjunction with key Pittwater Council Development Control Plans and the Landscape Masterplan and Design Guidelines (2007) have been utilised to assist with the planning and design of the streetscape, private and public open space and the Fern Creek precinct of Buffer Area 3.

The project site is adjacent to the 26 ha Warriewood Wetland, which is the largest remaining sand plain wetland in the northern Sydney area. It provides a variety of habitats for local flora and fauna and at the same time plays a vital role in flood mitigation, nutrient recycling and filtering sediments. Adjacent to the Wetlands are a range of landscape and waterway protection zones related to the subject site. The landscape design of the site is in conformance with these zones.

The development site has also been identified as being adjacent to bushfire prone land and therefore falls subject to the landscape planning requirements of the Rural Fire Service. A 25m wide Asset Protection Zone (APZ) is to be retained from the edge of the Warriewood Wetlands. The landscape amenity of this area has been designed so as not to compromise the function of the APZ.

Pittwater Council has adopted the following goals for the management of the adjacent Warriewood Wetland, which have been adopted for this project:

- to conserve the native flora and fauna;
- to improve water quality and sediment quality;
- to provide appropriate opportunities for environmental education and passive recreation; and
- to rehabilitate degraded areas.

The site will form an extension of the wetland and promote the wildlife corridor to the north of the existing catchment.

LEGEND

- 20m CORE RIPARIAN ZONE
- 10m BUFFER ZONE (Included as part of the 25m Asset Protection Zone)
- 15m INNER PROTECTION AREA (Included as part of the 25m Asset Protection Zone)
- BIO-RETENTION POND
- OVERLAND FLOWPATH
- FLOOD STORAGE AREA
- PEDESTRIAN/ CYCLE PATH
- CONTOURS

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Issue	Revision	Description	Drawn	Check	Date
B	FOR APPROVAL		DM	DC	13.08.2018
A	PRELIMINARY		DM	DC	04.02.2018

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FOR APPROVAL

Drawing Name:
Landscape Masterplan
Landscape Management Zones

Scale: 1:500 @ A0

Date: 07.02.2010

Drawn: DM Approved: DC

Job Number: Drawing Number:

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