

## Landscape Referral Response

<b>Application Number:</b>	Mod2021/0654
<b>Date:</b>	15/09/2021
<b>Responsible Officer:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 25 DP 5464 , 2 Macpherson Street 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 the modification of development consent 2019/0887, and proposes to amend the building envelope plan and seek the introduction of zero-lot boundaries on 16 of the approved residential lots (lots 4 to 11 and 14 to 21).

The lot width proposed at 9.5 metres requires landscaped areas with a minimum of 4 metres to satisfy Pittwater 21 DCP control D16.5 Landscaped Area for Newly Created Individual Allotments, and both the front and rear of the proposed lots succeed in providing suitable landscape area. As such Landscape Referral raise no objections.

The side setback deviation from Pittwater 21 DCP control D16.7 Side and rear building lines, is a matter for consideration by Planning.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Landscape Conditions:

Nil.