

Landscape Referral Response

Application Number:	Mod2023/0473
Date:	26/09/2023
Proposed Development:	Modification of Development Consent Land and Environment Court for N0267/16 granted by the Land and Environment Court for Demolition of all existing structures and the construction of a shoptop housing development, comprising 3 commercial units, 20 residential units and off-street parking.
Responsible Officer:	Alex Keller
Land to be developed (Address):	Lot 171 DP 16212 , 8 Rickard Road NORTH NARRABEEN NSW 2101 Lot 173 DP 16212 , 4 Rickard Road NORTH NARRABEEN NSW 2101 Lot 172 DP 16212 , 6 Rickard Road NORTH NARRABEEN NSW 2101 Lot 174 DP 16212 , 2 Rickard Road NORTH NARRABEEN NSW 2101

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 modification to development consent N0267/16.

The proposed amendments will slightly reduce the deep soil area to the east of Tenancy B to facilitate the change to the fire exit, and reduce some areas of on slab landscaping on the first floor. The proposed planting scheme has remained relatively unchanged as a result of the proposed modifications; however, the quantity of trees on the first floor have been reduced which shall be amended to match the original planting numbers approved under N0267/16. As part of this modification condition C.17. shall be amended to capture the required planting scheme adjustments.

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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

C. Matters to be satisfied prior to the issue of the Construction Certificate:

17. Prior to the issuance of any Construction Certificate, the architectural and landscape plans are to be amended, as follows:

- a. The stairs between the terrace garden on the first floor and the ground floor courtyard are to be deleted.
- b. The terrace garden along the northern and western boundaries at the first floor is to be non-trafficable (with the exception of access for maintenance) and is to be one continual area with no dividing walls or fences.
- c. Lineal planting arrangements within the first floor terrace garden should be avoided and plants are to be arranged and spaced so that at completion of works, they present as a grown completed landscape. Plant material should be arranged through pre-order plant contracts to achieve required advanced sizes.
- d. 9 x *Magnolia grandiflora* 'Teddy Bear', at minimum 45 litre container size, are to be installed on the first floor.
- e. Substitute the 2 x *Dianella* 'Cassa Blue' adjacent to the southern terrace of Unit 08 with 1 x *Callistemon viminalis* 'Slim'.