

Landscape Referral Response

Application Number:	Mod2021/0444
Date:	05/07/2021
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Part Lot 2 DP 595174 , 184 Garden 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 to modify development consent N0123/17 for the demolition of an existing aged care facility and construction of a new residential aged care facility includes design amendment to the landscaped courtyards at ground floor level identified as Courtyard 4 (west) and Courtyard 5 (east).

On review of the Landscape Plans submitted with the modification application, the proposed amendments to the layout of the courtyard provide a landscape outcome that is not substantially altered from the development consent, and the modification improves the design layout and functional use and residential amenity of the courtyards.

No Landscape Referral objections are raised to the modification proposal.

Development consent N0123/17 condition A0 is to be amended to reference the relevant Landscape Plans prepared by Taylor Brammer Landscape Architects included as part of this modification, identified as:

- Cover Page - LA00 dated 25/05/2021; Landscape Plan - Ground Floor - LA02 dated 18/05/2021; Planting Plan - Ground Floor - LA03 dated 18/05/2021; Landscape Section B & C - LA05 dated 18/05/2021; Landscape Plan - Level 1 - LA06 dated 23/05/2021; Standard Details - LD02 dated 18/05/2021; and Standard Details - LD03 dated 18/05/2021.

All other landscape conditions remain.

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.