

## Landscape Referral Response

<b>Application Number:</b>	Mod2022/0286
<b>Date:</b>	04/07/2022
<b>Responsible Officer:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 2 DP 1248056 , 25 - 27 Warriewood Road 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 to modify development consent No. DA 2020/0579 and as modified under Mod2021/0883. The modification application is for the following proposal:

- Amend the landscape treatment to the western front setback to Lorikeet Grove,
- Reinstated the ramp from Lorikeet Grove to the apartment building,
- Re-instate the external steps to the ground floor dwellings of the southern apartment building,
- Amend the retaining wall arrangement along the southern setback to Lorikeet Grove.

The Statement of Environmental Effects notes that the proposed modifications are, in part, to revert to the landscape treatment of the western setback to Lorikeet Grove to that of the original approval and to better integrate the landscape treatment and design as it returns around the southern setback of Lorikeet Grove. As stated in the Statement of Environmental Effects and as illustrated in the Landscape Plans accompanying the modification application, the proposed modification reinstates the original arrangement of the entry ramp and steps to each balcony and removes the batter that would otherwise be required for the approved Modification. The ground levels are therefore lowered to create a more natural landscape setting compared to the 'artificial' look of a batter. Furthermore, the Landscape Plans amend the retaining wall arrangement along the southern setback to Lorikeet Grove to better integrate with the amended landscape treatment in the western setback and step the boundary planter wall to respond to the slope of the land/road. The approved plans did not show the retaining wall and this has now been added and at a maximum of 1000mm. Additionally, other landscape treatment proposals are indicated on the Landscape Plans as reviewed under the modification application.

It is reported that the Landscaped Area requirement of a minimum 41% of the site area is maintained by the proposed modification. The structure of the landscape scheme and plant species remains the same as the approved design.

No Landscape Referral concerns are raised regarding the landscape outcome of the proposed modification, and details to reference the updated Landscape Plans shall be included under the Condition - Approved Plans and supporting Documentation.

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.