

Landscape Referral Response

Application Number:	Mod2019/0342
Date:	17/09/2019
Responsible Officer:	Rebecca Englund
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 proposal seeks to modify development consent N0123/17. The modifications seek to improve the design and sustainability of the facility and improve the range of services available to residents. External landscape changes proposed as part of the modification include: changes to the staff courtyard; new terraces to some of the rooms; an added small play area to the external cafe; and planter bed layout adjustments.

The landscape modifications as represented in the S4.55 Landscape Concept plans are acceptable, in consideration of the Pittwater 21 DCP landscape controls.

The modifications do not result in any changes to existing trees being removed or retained, and no additional tree protection zone incursions result from the modifications.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Landscape works

Landscaping is to be implemented in accordance with the modification plans numbered LA00, LA02, LA03, LA04, LA05, LA06, and LD02, prepared by Taylor Brammer Landscape Architects, dated

24.06.2019.

Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved plan and inclusive of any conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity and soften the built form.