

Landscape Referral Response

Application Number:	Mod2022/0352
Date:	19/07/2022
Responsible Officer:	Adam Susko
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 Lot 3 DP 942319 , 53 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 DA2019/0263, approved with a temporary vehicular access arrangement to Warriewood Road that is to be removed once access to Lorikeet Grove becomes available (by virtue of the development of either 45 Warriewood Road or 53A Warriewood Road).

The application seeks consent for the following modifications: reduction to the width of both the temporary access way extending from Warriewood Road to Pheasant Place and the permanent driveway arrangement in relation to Lots 4, 5, 6 and 7; associated reduction to the width of easements; alterations to the approved ground levels of Lots 2, 3 and 17 (proposed Lot 16) fronting Warriewood Road; relocation of the driveways servicing Lots 2, 3 and 13; and re-numbering of Lots 16 and 17.

Landscape Referral raise no objections to the proposed modifications as described and illustrated in the reports and plans, noting that the landscape outcome is not impacted and rather landscape areas are increased by the reduction in hard surfaces. The landscape treatment to Warriewood Road, Pheasant Place, Lorikeet Grove and the creekline corridor remains entirely unchanged.

The updated Landscape Plans shall be referenced in the modification approval as 'Approved Plans and Supporting Documentation' should the application be approved.

Development consent DA2019/0263 Condition 12 - Amended Landscape Plans, for construction certificate application and approval, shall remain as a condition to be satisfied. Condition 87 - Landscape Completion, likewise remains unaltered.

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.