

Landscape Referral Response

Application Number:	Mod2021/0004
Date:	16/03/2021
Responsible Officer:	Rebecca Englund
Land to be developed (Address):	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 to modify deferred commencement consent DA2020/0579, as assessed by Landscape Referral includes minor amendments to the landscape treatment around the residential flat building, and are detailed as follows:

- the replacement of the ramp from Lorikeet Grove with steps.
- minor amendments to the paths leading to the access point to the ground floor apartments. A straight path has been replaced with a meandering path.
- amendment of the stair access to the courtyards of Apartment G.04, G.05, G.06 (northern building) and G.07 and G.08 (southern building) to relocate the access point into the courtyards.
- amending the landscape treatment to the front courtyards of the dwellings fronting Warriewood Road. This involves replacing the small lawns (which would have been impractical to maintain) with permeable paving.
- incorporating utility services (gas meters and water/fire booster) into the site planning and provide compensatory permeable paving to ensure total impermeable areas do not increase from the approved plans.

In terms of the proposal to replace small lawns with permeable paving, this is unacceptable as the Landscaped Area calculation is impacted as the permeable paved area is not able to support planting under the definition of Landscaped Area which is defined in the Pittwater Local Environmental Plan 2014 as "part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area".

To support the application the proposed lawn areas may be replaced with garden area and planted with vegetation.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.