

## Landscape Referral Response

<b>Application Number:</b>	Mod2021/0883
<b>Date:</b>	26/11/2021
<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 for modifications to development consent DA2020/0579 for the construction of a residential flat building, semi-detached dwellings, dwelling house and community title subdivision and including internal private road, and the proposed modifications include: provide an external platform lift to Adaptable Dwellings 1 and 2; amend the street entry location into Adaptable Dwelling 11 from Warriewood Road to Lorikeet Grove; amend the landscaping and pathways in the common landscaped area over the Sydney Water easement to satisfy Sydney Water's requirements; and provide permeable paving in the side setbacks to the dwellings 1 to 11 fronting Warriewood Road.

The reduction in the landscape area along the side setbacks decreases the landscape opportunity to soften the built form of the buildings and reduce the heat effects from ground surfaces. In order to support the application additional landscape amenity by way of planting shall be provided to the frontage along Warriewood Road, and to achieve this the lawn areas fronting dwellings 1 to 11 inclusive shall be deleted and replaced with mass garden bed planting consisting of shrubs and groundcovers as imposed by conditions.

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:

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

### Landscape Completion

The indicated lawn areas in the Warriewood Road frontages of dwellings 1 to 11 inclusive shall be deleted and replaced with mass garden bed planting, consisting of native shrub planting installed at

minimum 1 metre intervals of a minimum 200mm container size at planting, and native groundcover planting at 4 plants per metre square of a minimum 140mm container size at planting, and shall be in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch.

Amended Landscape Plans shall be issued to the Certifying Authority that certifies that the landscape works as imposed by conditions are completed.

Reason: Landscape ad environmentally amenity.