

Landscape Referral Response

Application Number:	Mod2015/0152
Date:	18/09/2015
Responsible Officer:	Anthony Powe Landscape Assessment
Land to be developed (Address):	Lot 12 DP 1197725 , 80 Evans Street FRESHWATER NSW 2096

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

No objections to the proposed modifications in general terms, however the loss of the roof gardens across the site is disappointing given the environmental and visual benefits that they provided in the approved scheme.

Some concern is raised however with regard to the Evans Street/Carrington Parade corner of the site. The modifications appear to reduce the soft landscape components near the vehicular entry point and adjacent to the childcare building.

There may be some opportunity for additional street level planting on the corner within the road reserve, between the footpath and the boundary, subject to sightline requirements.

There also appears to be an opportunity to help soften the built form via the retention of the roof garden component to the roof of the childcare centre. With a lower roof level, the view across a landscape roof heading south along Carrington Street would be of visual benefit and bring some component of the heathland/headland ethos provided with the approved scheme. It is noted that elements of the roof gardens are proposed to be retained in buildings on Evans Street adjacent to the childcare centre, adding to the environmental and landscape value of retaining the roof garden to the childcare center.

It is recommended that the modification include retention of the roof garden to the childcare center and that some taller planting be included in the road reserve on the Carrington/Evans corner.

No objections are raised to the remainder of the modification application.

Referral Body Recommendation

Recommended for approval, subject to conditions
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Refusal comments

Recommended Landscape Conditions:

Nil.