

Landscape Referral Response

Application Number:	Mod2022/0289
Date:	18/08/2022
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot 3 DP 805710 , 181 Forest Way BELROSE NSW 2085

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 seeks to increase visitor and motorcycle parking at the entrance to the site.

The proposed works, which also include relocation of the substation, result in a reduction of the previously approved soft landscape in the front setback fronting Forest Way.

It is unclear why additional parking is being sought in this area.

The resultant reduction of soft landscape to assist with screening of the development is not supported from a landscape perspective, though there may be mitigating reasons from a parking requirement perspective.

No amended Landscape Plan was sighted to support the application, and therefore assessment of the impacts from a landscape perspective cannot be undertaken at this stage, other than the reduction in soft landscape fronting Forest Way is not supported with regard to landscape issues.

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.