

## Landscape Referral Response

<b>Application Number:</b>	Mod2023/0311
<b>Date:</b>	15/06/2023
<b>Proposed Development:</b>	Modification of Development Consent DA2022/0342 granted for Demolition works and Construction of a dwelling house
<b>Responsible Officer:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 22 DP 31510 , 46 Roosevelt Avenue ALLAMBIE HEIGHTS NSW 2100

### 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 DA2022/0342 as described in reports and as illustrated in plans. In terms of landscape outcome the modification includes removal of the approved planter along the front porch, and this does not impact the overall landscape outcome as imposed by development consent condition 21. Landscape Completion.

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.