

Landscape Referral Response

Application Number:	Mod2024/0069
Date:	18/03/2024
Proposed Development:	Modification of Development Consent DA2021/1341 granted for Demolition works and the construction of Multi Dwelling Housing
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 17 DP 6040 , 3 Brookvale Avenue BROOKVALE 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 for modification to development consent DA2021/1341, including general refinement in the internal layout of the dwellings and in the location; detailing of fenestration; and the provision of a mechanical carpark exhaust concrete plenum and riser to ventilate the basement.

It is noted that the mechanical concrete plenum is located over garden bed and lot fencing, with adequate soil depth available as shown in section A-A to support the approved screen planting, such that the landscape outcomes of the development consent are not altered.

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.