

Landscape Referral Response

Application Number:	Mod2022/0070
Date:	04/05/2022
Responsible Officer:	Adam Mitchell
Land to be developed (Address):	Lot 1 DP 5055 , 8 Forest 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 to modify development consent N0440/15 as approved under Land and Environment Court Proceedings No 10083 of 2016, as described in the Statement of Environmental Effects proposes the refinement in the design and internal layout of the approved apartments and the reintroduction of the originally approved loft floor space associated with townhouses 1 - 14 which were deleted pursuant to a previous modification application.

It is also noted in the Statement of Environmental Effects that the Landscape Plans are modified to reflect the altered basement layout and ensure that the overall landscape outcome for the site is not compromised as a consequence of the modifications sought.

The application seeks the modification of the following conditions:

- Condition A1(a) is to be modified to reflect the modified plans and consultant reports prepared in support of this application.
- Condition B28 is to be deleted to facilitate the placement of the A/C condensers on the roof of buildings A, B, C and D.
- Condition B67 is to be modified to reflect the modified dwelling mix.

Following review of the amended Landscape Plans L-01 issue I, L-02 issue I, L-03 issue I, L-04 issue I, L-05 issue I Landscape Referral raise no concerns as the modified Landscape Plans do not alter the landscape outcomes of the development consent.

Condition A1(a) shall identify the amended Landscape Plans under this modification.

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.