

Landscape Referral Response

Application Number:	Mod2024/0550
Date:	10/01/2025
Proposed Development:	Modification of Development Consent DA2018/1654 granted for Demolition works and Construction of a new aged care facility including underground parking
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

Comparison between the the Mod plans and the approved plans has been undertaken.

The landscape outcome is generally as per the approved plans with some minor amendments.

The condition requiring removal of 4 parking spaces at the front has been reflected in the Mod plans, so no objection to deletion of that condition.

There doesn't appear to be any major landscape issues with the Mod that would require additional information.

No objections are raised regarding landscape issues to the Modification proposed. Deletion of the condition regarding the 4 parking spaces is not objected to as the amended plans now reflect this requirement.

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.