

Landscape Referral Response

Application Number:	Mod2022/0353
Date:	28/07/2022
Responsible Officer:	Adam Susko
Land to be developed (Address):	Lot 86 DP 20077 , 22 Frenchs Forest Road East FRENCHS FOREST NSW 2086

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

An amended Landscape Plan prepared by Conzept Landscape Architects is noted.

The proposed amendments result in additional large tree planting in the front setback to Frenchs Forest Rd East due to relocation of the bin store. Some reduction in planting results from the new bin store location fronting Patanga Road, however allowance has still been made for hedge planting to 2m, which is considered adequate. Tree planting is still maintained forward of rooms 4, 5 and 6 facing Patanga Road. Mixed screen planting is provided along the southern boundary in front of rooms 1, 7 and 8.

No objections are raised to the modification with regard to landscape issues.

In addition to Condition 1 needing to be updated to reflect amended plans, if the proposal is to be approved, **Condition 37** of the current consent also requires amendment to reflect the current landscape Plans.

Condition 37 currently reads:

37. Required Planting

- Trees shrubs and groundcovers shall be planted in accordance with the Landscape Plan Dwg No. LPDA 18-2542 Rev. **F dated 11.07.19** prepared by Conzept Landscape Architects.
- Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate. Reason: To maintain environmental amenity.

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.