

Landscape Referral Response

Application Number:	Mod2022/0289
Date:	29/03/2023
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

Amended Plans Comment 29/03/2023

Amended Plan Rev R is noted.

The amended plan has provided some additional soft landscape either side of the additional visitor bays. There is still a significant area of soft landscape to be removed from the original Court consent plans, which as noted below had already provided concession to front landscape setbacks.

The proposal to decrease the front landscape setback area is not able to be supported with regard to landscape issues and the relevant Planning Controls.

No objections are raised to other amendments proposed in the modification.

Additional Comment 16/02/2023

It is understood that the RFS have now issued GTAs for the Modification based on the original approval.

Issues regarding landscape matters raised below are unaltered by the RFS response.

For the reasons outlined in previous comments, the proposal is not supported with regard to landscape issues.

Additional Information Comment 6/10/2022

Amended plans submitted are noted.

The amended plans have not altered any of the proposed reduction in landscape area that was on the

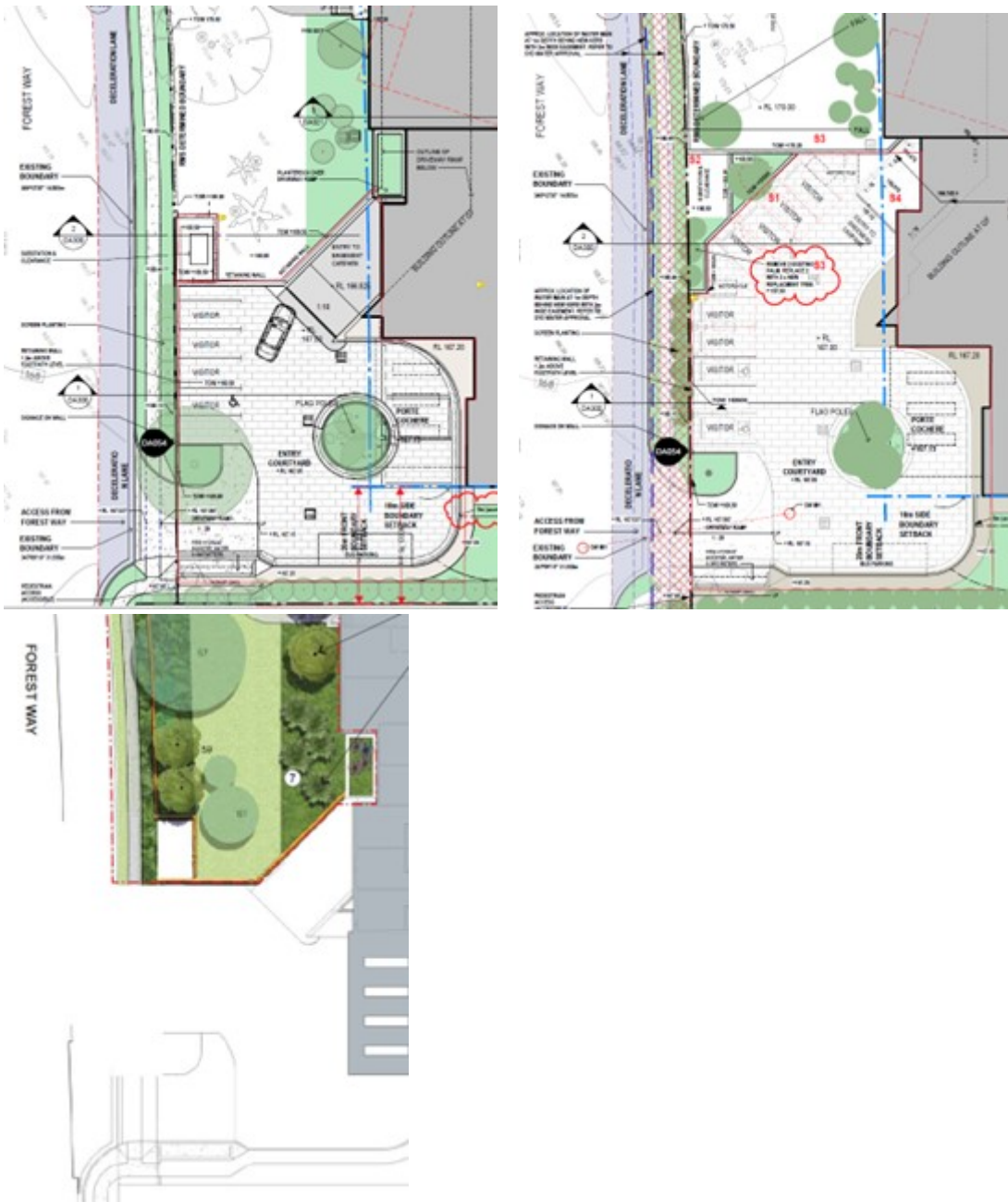
original s.456 plans.

A few additional trees have been included on the Site Plan, but trees were already proposed in those areas on the approved Landscape Plans.

The original consent was made in the Land and Environment Court. The Commissioner's judgement specifically addressed the issue of non-compliance in the front setback as being satisfactory due to the provision of dense landscaping and minimal carparking within the setback.

I have also included the comparison of approved Site Plan with amended s.456 Site Plan and approved Landscape Plan whereby the extent of carparking extension and reduction of landscaping can be seen.

It is considered that the Landscape Referral concerns previously provided have not been addressed in the amended plans and based on the Court approval and reduction of soft landscape in the front setback, the proposed works in the front setback are still not supported with regard to landscape issues.



Front setback/entrance approved plan Front setback/entrance Amended s.456 plan Front setback/entrance approved landscape plan

Original Comment

The application seeks to increase visitor and motorcycle parking at the entrance to the site.

The proposed works, which also include relocation of the substation, result in a reduction of the previously approved soft landscape in the front setback fronting Forest Way.

It is unclear why additional parking is being sought in this area.

The resultant reduction of soft landscape to assist with screening of the development is not supported from a landscape perspective, though there may be mitigating reasons from a parking requirement perspective.

No amended Landscape Plan was sighted to support the application, and therefore assessment of the impacts from a landscape perspective cannot be undertaken at this stage, other than the reduction in soft landscape fronting Forest Way is not supported with regard to landscape issues.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.