

Landscape Referral Response

Application Number:	Mod2022/0119
Date:	31/03/2022
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Lot 26 DP 6195 , 40 Bassett Street MONA VALE NSW 2103

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 DA2021/0487, seeking to reduce the bulk and scale of the approved dwelling.

Landscape Referral notes updates have been made to the Arboricultural Impact Assessment in particular to the recommendations regarding tree 25 however the first floor roof line, over the terrace, will directly impact tree 25 thus Landscape conditions are to remain as outlined in DA2021/0487.

The changes to the building do not have any adverse impacts to the landscape outcome of the development.

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.