

## Landscape Referral Response

<b>Application Number:</b>	Mod2025/0406
<b>Date:</b>	01/08/2025
<b>Proposed Development:</b>	Modification of Development Consent DA2024/1201 granted for Demolition works and construction of a dual occupancy and strata subdivision
<b>Responsible Officer:</b>	Michael French
<b>Land to be developed (Address):</b>	Lot B DP 306453 , 286 Sydney Road BALGOWLAH NSW 2093

### 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 REV2025/0002.

The proposed amendments will not change the landscape outcome approved in REV2025/0002, and as such the original conditions remain. No further conditions are imposed.

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.