

## Landscape Referral Response

<b>Application Number:</b>	Mod2025/0018
<b>Date:</b>	28/05/2025
<b>Proposed Development:</b>	Modification of Development Consent DA2023/1869 granted for Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1 lot
<b>Responsible Officer:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 5B DP 158658 , 58 Beaconsfield Street NEWPORT NSW 2106 Lot 6 DP 1096088 , 56 Beaconsfield Street NEWPORT NSW 2106 Lot 7B DP 162021 , 54 Beaconsfield Street NEWPORT NSW 2106

### Reasons for referral

This application seeks consent for the following:

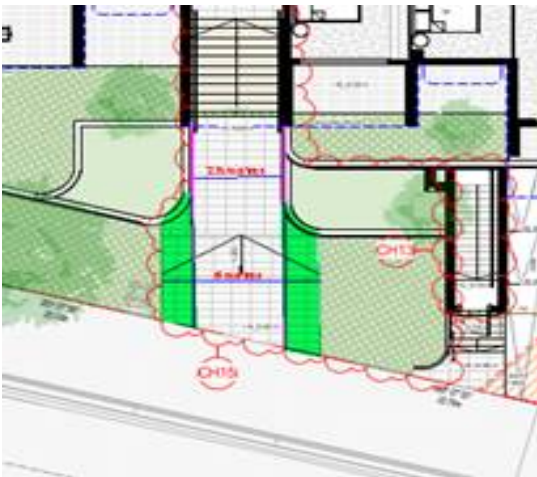
- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

### Officer comments

28.05.2025 comments in response to updated plans.

The location of the OSD under the western entrance footpath within the property raises no concerns. However, the width of the eastern entrance footpath at approximately 5 metres in width is not supported as this is not necessary to provide for access activities and the percentage of hardstand within the front setback diminishes the landscape area to an extent that impacts the presentation of the landscape setting as more prominent than the built form as required under Pittwater DCP.

It is suggested that the width of the eastern entrance footpath shall be aligned with the building entry and external walling width as illustrated below. Amended Landscape Plans shall indicate mass planting to the landscape areas either side of the footpath to enhance the entry setting.



Updated comments 12.05.2025:

Subsequent amended plans are submitted including stormwater plans and these include additional and/or relocated infrastructure within the landscape zones, that will inhibit tree planting approved in the development consent under the as approved landscape plans. The development consent stormwater plans included pits and lines closer to the basement alignment and the modified stormwater pits and line (additional and relocated) are not supported and a co-ordinated approach is required. No amended Landscape Plans have been submitted with the modification application.

Additionally, the inclusion of the OSD tank within approved landscape area nominated for tree and other planting is not supported.

Previous comments:

*The application is for modification to development consent DA2023/1869 as described in reports and as illustrated on plans. In terms of landscape setting outcomes, the modification includes: extension to the basement at the ground floor level of the building and this reduces the soil depth to the courtyards at first floor level. It is however noted that this courtyard level is designed under the development consent with predominately lawn areas and low height planting or planting not requiring substantial soil depth, thus the indicated soil depth on the modification plans are adequate to support the intended landscape outcomes.*

*Landscape Referral conditions under the development consent remain unaltered including: Conditions 10, 11, 38, 39, 43, 60, 61, and 88.*

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.