

## Landscape Referral Response

<b>Application Number:</b>	DA2019/0200
<b>Date:</b>	19/06/2019
<b>Responsible Officer:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot A DP 402556 , 130 Old Pittwater Road BROOKVALE NSW 2100

### 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

Additional information is required to enable proper assessment of the impacts of the proposal and to enable clarity of conditioning if approval is to eventually be granted.

The applicant should provide clear information about trees to be removed and retained. Whilst it is understood that trees in the location of the buildings would be removed, it is unclear how many trees would be affected at the interface with the works and in the construction of stormwater cut-off drains indicated toward the rear of the site.

Trees adjacent to works should therefore be identified, numbered and located on a plan to enable clarity of trees to be removed and retained as a result of the works.

Similarly, the site contains numerous rock outcrops. Plans should identify all rock features to be removed and retained by the works .

At this stage, the proposal is not supported with regard to landscape issues. If additional information is provided, further assessment can be undertaken.

### Referral Body Recommendation

Recommended for refusal

### Refusal comments

### Recommended Landscape Conditions:

Nil.