

Landscape Referral Response

Application Number:	Mod2021/0092
Date:	23/06/2021
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot 6 DP 659074 , 1184 - 1186 Pittwater Road NARRABEEN NSW 2101

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 modification indicates extension of the basement to the eastern boundary, amended sea wall and relocation of stormwater dispersion trench to the front setback.

Implications of the proposed amendments on the landscape treatments to the front and rear setbacks have not been clarified as no amended landscape plans have been provided.

In order to assess impacts, amended landscape plans are required to ensure that the amendments can meet the requirements of the planning controls. The landscape plans are to address relevant Planning controls including:

Zone R2 Low Density Residential Objectives

B7 Front Boundary Setbacks

B9 Rear Boundary Setbacks

D1 Landscaped Open Space and Bushland Setting

E1 Preservation of Trees or Bushland Vegetation

E4 Wildlife Corridors

E7 Development on land adjoining public open space

At this stage, the proposal is not able to be assessed due to insufficient information.

If additional information is provided further assessment can be undertaken.

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.