

Landscape Referral Response

Application Number:	DA2025/0082
Date:	27/02/2025
Proposed Development:	Demolition works and construction of a dual occupancy (attached), swimming pool and strata subdivision
Responsible Officer:	Jordan Howard
Land to be developed (Address):	Lot 19 DP 17127 , 33 Undercliff Road FRESHWATER NSW 2096

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 seeks consent for: Demolition works and construction of a dual occupancy (attached), swimming pool and strata subdivision.

The site contains a significant natural rock escarpment and overhang across the rear yard.

This escarpment continues along the rear of properties in Undercliff Road.

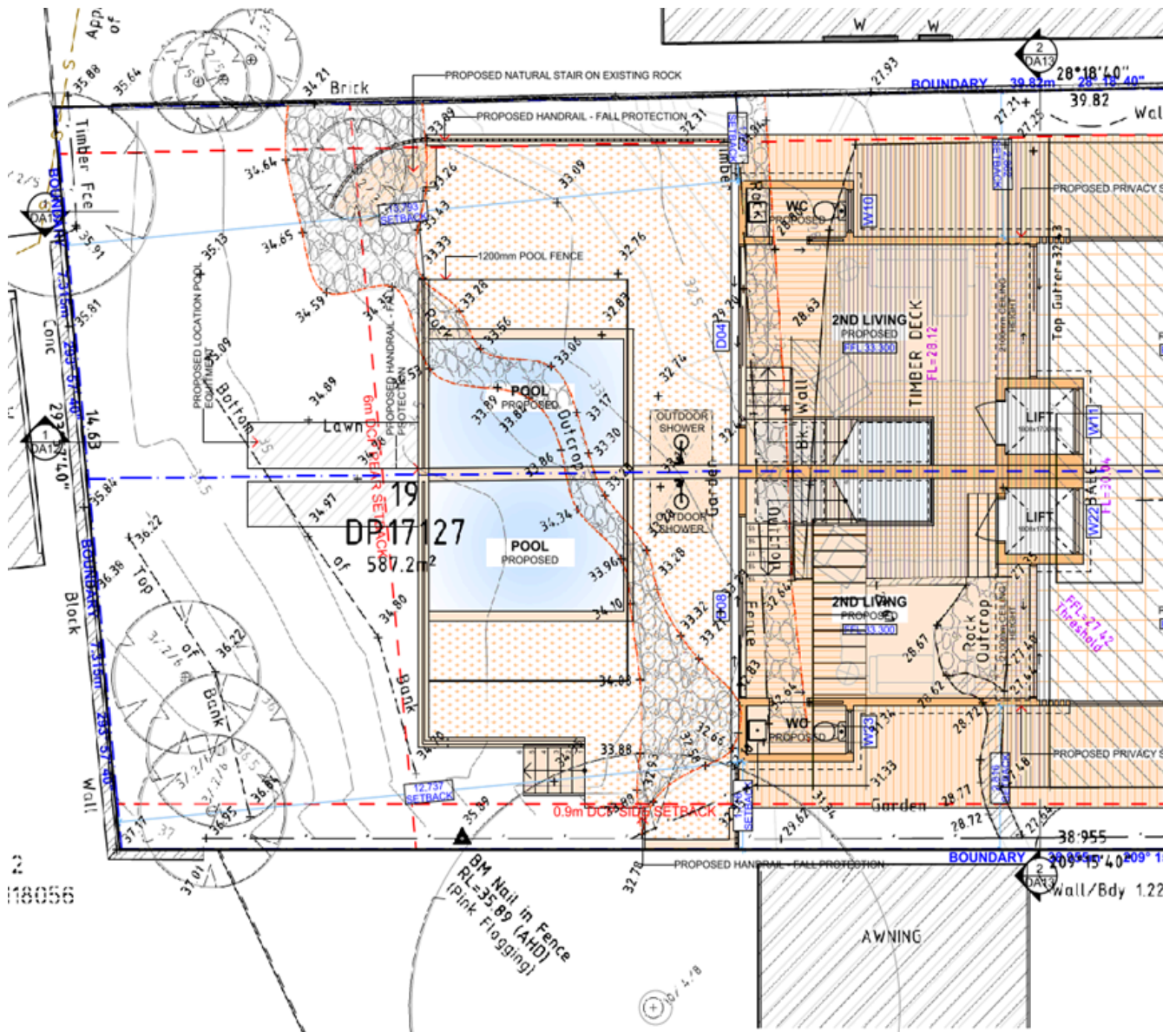
Protection of the escarpment as a unique environmental feature is a significant consideration for Landscape Assessment.

Concern is raised regarding the proposed works toward the rear of the site.

The plans indicate that excavation of the escarpment will be required to accommodate the buildings, pool and landscape area at the rear of the dwellings.

The plans indicate that the rear terrace containing swimming pools is proposed at RL 33.30, and that levelled turf areas surround the pool.

The overlay of the survey plan and the Second Floor Plan (Dwg. DA09) indicate that this would remove the rock overhang and escarpment (Fig.1).





LEGEND

- TOPSOIL
- SAND
- CLAY

INFERRED GEOLOGICAL SECTION
SCALE NTS

<p>REV A 27.11.24 PRELIMINARY ISSUE VT BM</p>	<p>ASCENTGEO GEOTECHNICAL CONSULTING</p>	<p>ABN: 71 621 428 402 www.ascentgeo.com.au (02) 9913 3179 admin@ascentgeo.com.au 1457 Pittwater Road North Narrabeen NSW 2101</p>	<p>CLIENT: CHRIS BERTUCH</p> <p>Copyright: THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE PROPERTY OF ASCENT GEOTECHNICAL CONSULTING. THE COPYING OF THIS MATERIAL IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF ASCENT GEOTECHNICAL CONSULTING CONSTITUTES AN INFRINGEMENT OF COPYRIGHT LAWS.</p>	<p>INFERRED GEOLOGICAL AT 33 UNDERCLIFF RD, FRESHWATER NSW</p>
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Fig. 2 Extract from the Geotechnical report.

It is recommended that the proposal be redesigned to ensure protection of the rock escarpment and that ancillary works in the rear of the buildings be designed in harmony with the natural features of the site. No excavation should occur within the portion of the site to the south of the escarpment. (Figs. 3 and 4).

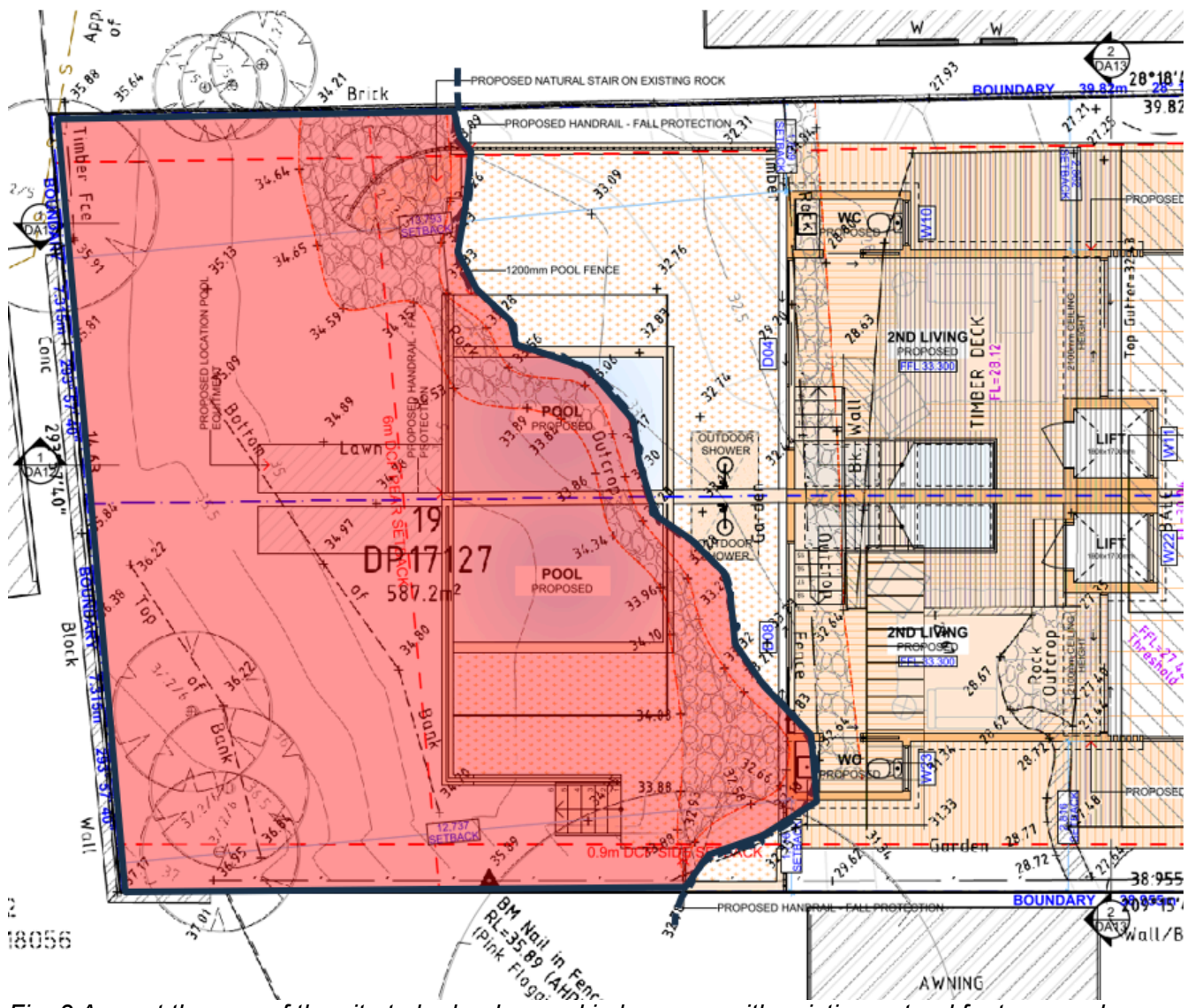


Fig.3 Area at the rear of the site to be landscaped in harmony with existing natural features and excavation avoided shown in red..

Excavation must avoid removal of or impacts to exposed natural rock escarpment

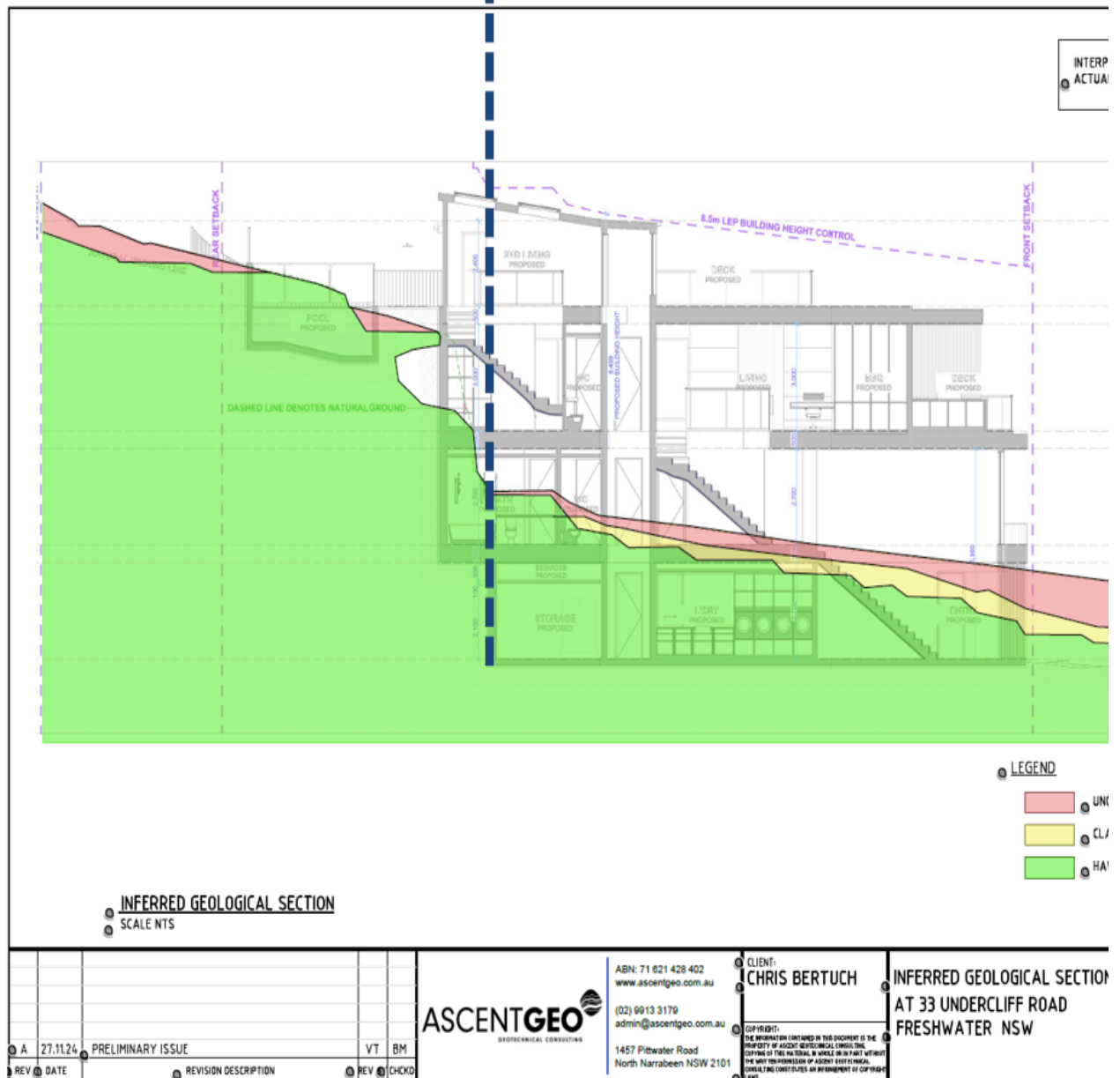


Fig. 4 Building works to avoid removal of the rock escarpment.

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.