

## Landscape Referral Response

<b>Application Number:</b>	DA2024/0878
<b>Date:</b>	12/07/2024
<b>Proposed Development:</b>	Construction of a dwelling house, garage and stable building with ancillary site works
<b>Responsible Officer:</b>	
<b>Land to be developed (Address):</b>	Lot 1A DP 11784 , 7 Wattle Road INGLESIDE 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 application seeks consent for: Construction of a dwelling house, garage and stable building with ancillary site works.

The area of proposed construction is indicates to be within a previously disturbed area with no trees to be removed or natural vegetation impacted.

The Plans do indicate that the proposed dwelling, garage and stables are to be located along the same level relative to each other. The land slopes toward the creekline to the north and the sections indicate that there will be extensive earthworks required, with structures sited up to 4m below existing ground levels.

No indication has been provided as to how the level changes are to be accommodated, whether retaining walls or regrading of the landform are proposed, or proposed landscape treatment to the disturbed areas and surrounds.

It is recommended that the proposed methods of accommodating the significant level changes, method of distributing excavated material and ancillary landscape works be provided to enable proper assessment of the impacts of the proposal.

At this stage, the proposal is not able to be supported with regard to landscape issues.

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.