

## Landscape Referral Response

<b>Application Number:</b>	Mod2018/0087
<b>Date:</b>	04/05/2018
<b>Responsible Officer:</b>	Anthony Powe Landscape Assessment
<b>Land to be developed (Address):</b>	Lot 806 DP 752038 , 8 Lady Penrhyn Drive BEACON HILL 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

The proposed community centre is a larger building presenting additional bulk of built form across the site. Additional excavation will be required and impacts on exiting trees to be retained are likely.

Inadequate visual analysis has been provided to indicate that the proposal is still in keeping with the concept of buildings sensitively set within a natural landscape and no information regarding impacts on trees has been provided.

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

### Referral Body Recommendation

Recommended for refusal

### Refusal comments

### Recommended Landscape Conditions:

Nil.