

Landscape Referral Response

Application Number:	DA2022/1506
Date:	18/10/2022
Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot 51 DP 740538 , 1772 Pittwater Road BAYVIEW NSW 2104 Lot LIC 306701 , 1772 Pittwater Road BAYVIEW NSW 2104

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 Statement of Environmental Effects notes that the approved landscape area does not alter from the approved ratio under development consent DA2020/0014, and that the proposal of the boat shed replaces existing turf area with a green roof, and this is depicted on the plans. However the plans do not provide any details of the green roof including soil depth and planting types, and in the sections provided the green roof appears rather as a possible useable area for activities other than planting, affecting the calculation of proposed landscape area.

The information provided does not allow Landscape Referral to continue with the application assessment.

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.