

## Landscape Referral Response

<b>Application Number:</b>	DA2018/1692
<b>Date:</b>	28/03/2019
<b>Responsible Officer:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 810 DP 752038 , 810 / Willandra Road NARRAWEENA NSW 2099

### 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

Concern is raised with regard to impacts on the landscape of the proposed works.

The location and design of the building requires additional excavation and impact in to the bushland areas of the north western side of the site

Excavation and incursion into the land is required for building footprint, retaining walls, outdoor common area and rainwater tank.

It is recommended that the building be redesigned to avoid further impacts on the natural features of the site and that works be restricted to those areas already disturbed.

Landscape Plans are to be prepared by a suitable qualified landscape designer or landscape architect and provide for reinstatement of the bushland character of the locality with the use of local native species only.

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.