

## Landscape Referral Response

<b>Application Number:</b>	DA2020/0219
<b>Date:</b>	07/05/2020
<b>Responsible Officer:</b>	Kent Bull
<b>Land to be developed (Address):</b>	Lot 30 DP 204399 , 185 Prince Alfred Parade NEWPORT NSW 2106

### 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 plans are unclear with regard to the impact of the proposed works on nearby trees. The Survey Plan indicates an existing concrete drive over which the works are proposed, however it is unclear whether levels are to be altered to match into existing floor levels. A spot level on the Survey indicates that the floor level shown on the sections is lower than the existing slab. Any excavation could have impacts on the adjoining trees.

It is noted that an Arborist Report and Geotechnical Report have been requested from the applicant.

The provision of the Arborist's report is supported to assess if there are impacts on existing trees and whether any trees require removal. The provision of the Geotechnical report should identify if any rock features require removal.

At this stage the proposal is not supported with regard to landscape issues, however if the above information is provided, further assessment can be undertaken.

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.