

## Landscape Referral Response

<b>Application Number:</b>	Mod2022/0640
<b>Date:</b>	23/01/2023
<b>Proposed Development:</b>	Modification of Development Consent DA2018/1771 granted for the demolition of the existing surf club building and construction of a new surf club building including a cafe, restaurant and function space
<b>Responsible Officer:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 104 DP 1066371 , 1 Surfview Road MONA VALE NSW 2103

### 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 proposal is not supported with regard to landscape issues.

Landscape Referral raises concerns that the stormwater runoff from the rainproof awning will cause washout in the adjacent garden. This will result in ongoing maintenance to reinstate the garden after rain events. More information is required as to how stormwater runoff will be managed.

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.