Landscape Referral Response

Application Number:	DA2019/1076
Date:	18/12/2019
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot A DP 393276 , 12 Gladys Avenue FRENCHS FOREST NSW 2086

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 site contains a significant rock escarpment through the central portion of the two blocks proposed for subdivision with a significant level difference across the two existing Lots.

The rock escarpment and significant outcrops should be protected in any consideration for development over the sites.

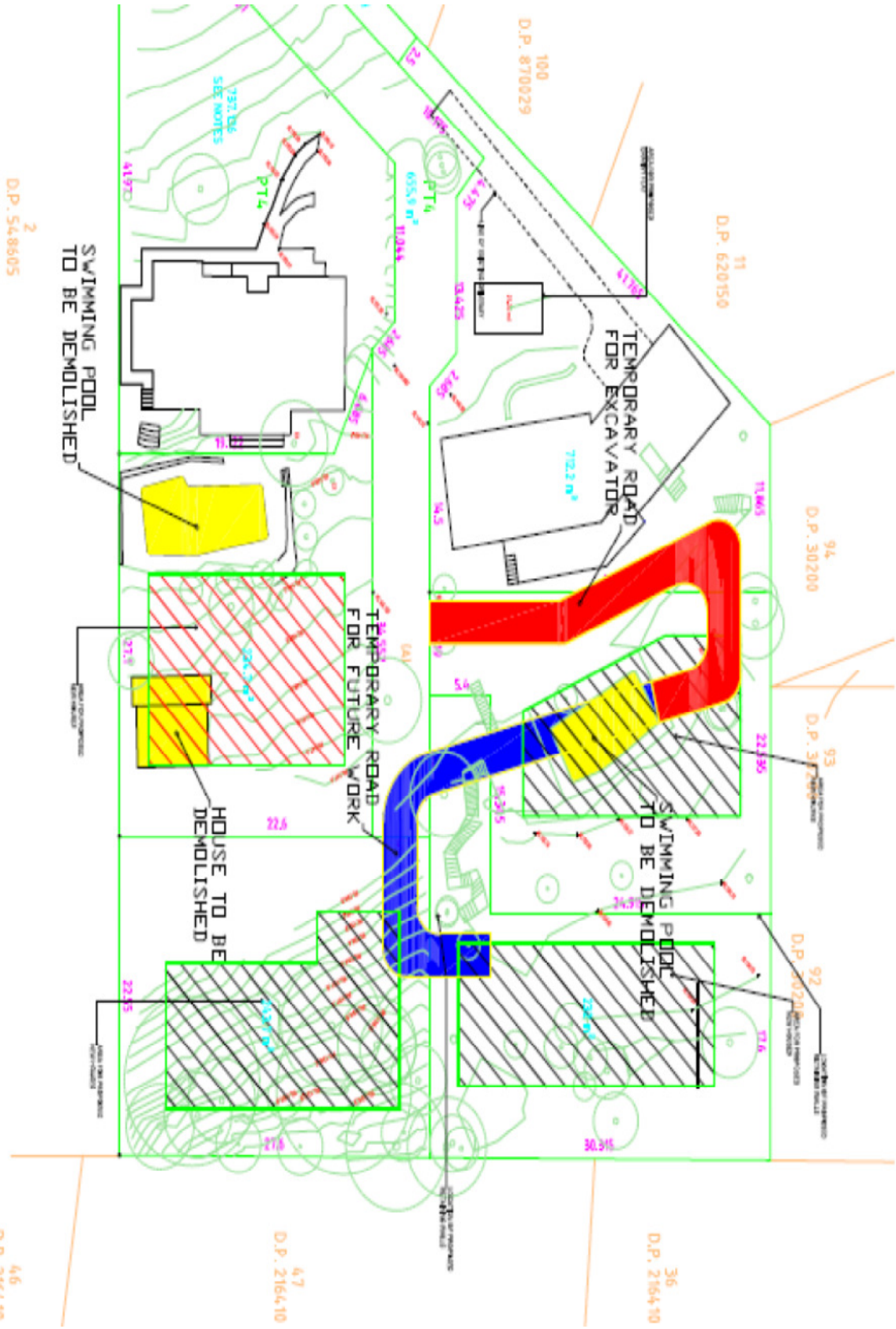
The proposed subdivision plans do not clearly indicate how the rock can be protected either during works for the subdivision or construction of dwellings on the site.

In order to enable a proper assessment and to provide for protection of the rock, more information is required as follows:

Updated Survey Plan clearly identifying the rock escarpment and outcrops
Updated Site plans indicating the location of the proposed access drive, elevated platforms and building envelopes relative to the rock features
Updated stormwater plans indicating the location of pipework and OSD tanks relative to the rock features
Updated Site Plans indicating the proposed locations, height and cut or fill required for retaining walls indicated.
Updated Arborist's Report indicating trees currently on site following loss of trees in the recent storm.
Updated Demolition Plans indicating the location of the proposed access roads relative to the rock features.

All of the above information should be prepared with the end result that the rock can be protected during subdivision and future construction works.

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


TEMPORARY ROAD
FOR EXCAVATOR
SWIMMING POOL
TO BE DEMOLISHED
TEMPORARY ROAD
FOR FUTURE
WORK
HOUSE TO BE
DEMOLISHED
SWIMMING POOL
TO BE DEMOLISHED
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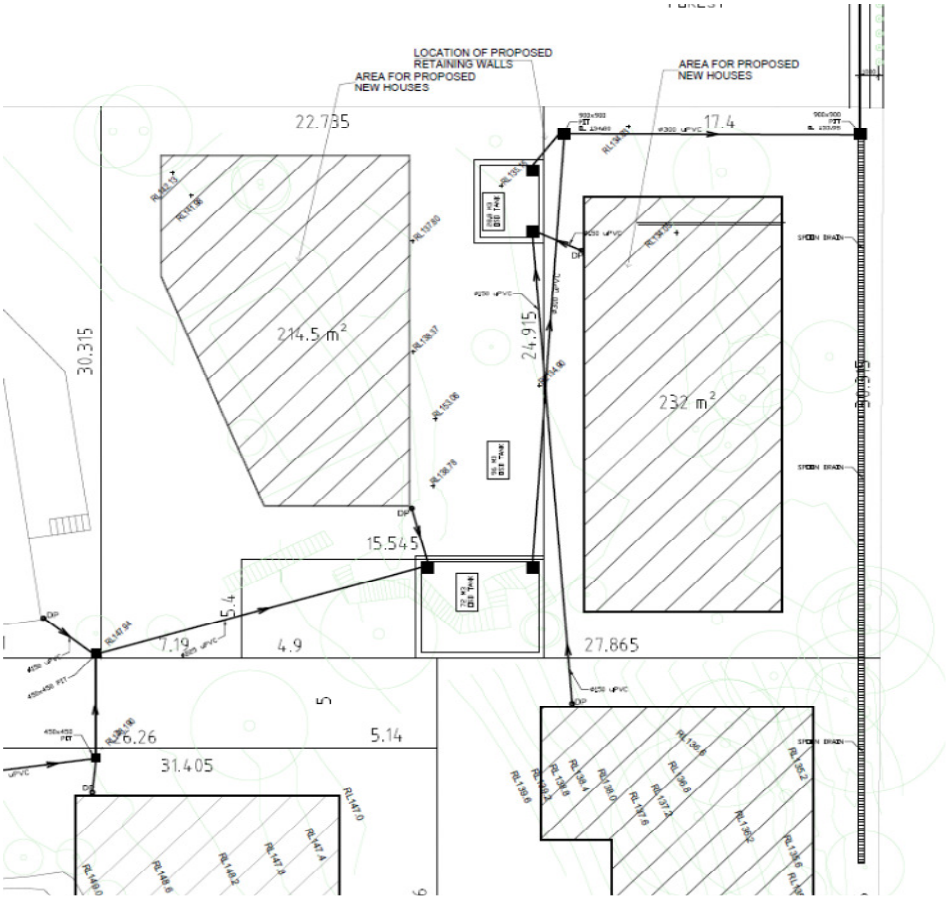

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.