

## Landscape Referral Response

<b>Application Number:</b>	DA2020/0147
<b>Date:</b>	30/04/2020
<b>Responsible Officer:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 10 DP 14040 , 14 Ellen Street CURL CURL NSW 2096 Lot 102 DP 1224100 , 2 Wyadra Avenue FRESHWATER NSW 2096

### 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 noted to be for subdivision only.

From a landscape perspective, the sites contain significant rock outcrops which form part of an escarpment running along the rear of the properties.

Any future development would need to protect the escarpment and rock outcrops. It's difficult to assess actual impacts as only indicative building outlines are provided. Providing that the escarpment can be retained, no objections are raised with regard to landscape issues.

The proposal is therefore supported.

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

### Recommended Landscape Conditions:

Nil.