

## Landscape Referral Response

<b>Application Number:</b>	DA2019/0843
<b>Date:</b>	25/09/2019
<b>Responsible Officer:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 1 DP 206629 , 45 Oxford Falls Road BEACON HILL NSW 2100

### 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 formation within the proposed subdivision area. The site and surrounding area is listed as Category 1 - Extremely High for potential sites of Aboriginal Significance. Sites of significance have been recorded in this area along a similar contour line to the rock escarpment. As subdivision works and future dwelling construction have the potential to significantly alter the site an assessment of significance is required, possibly in consultation with the Aboriginal Heritage Office. A similar issue was raised in Pre-Lodgement notes for the adjoining site at No. 107 Iris St.

At this stage, the proposal cannot be supported with regard to landscape issues due to lack of information to enable assessment. If additional information is provided, further assessment can be undertaken.

### Referral Body Recommendation

Recommended for refusal

### Refusal comments

### Recommended Landscape Conditions:

Nil.