

Landscape Referral Response

Application Number:	Mod2019/0437
Date:	10/10/2019
Responsible Officer:	Benjamin Price
Land to be developed (Address):	Lot 1 DP 839858 , 2 B Fromelles Avenue SEAFORTH NSW 2092

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 indicate construction of a retaining wall along the rear boundary of the site. Based on the location of trees and vegetation within the road reserve behind, excavation on the boundary is not supported. The wall should be relocated to a minimum 1m within the boundary with natural grades maintained behind.

No assessment of percentage of landscape open space has been undertaken, however additional decking proposed should not be counted as soft landscape area.

At this stage the proposal is not supported with regard to landscape issues.

If amended plans are provided addressing the above concerns,, further assessment can be made

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.