

Landscape Referral Response

Application Number:	Mod2017/0196
Date:	14/09/2017
Responsible Officer:	Anthony Powe Landscape Assessment
Land to be developed (Address):	Lot 1 DP 1195835 , 46 Carnarvon Drive 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

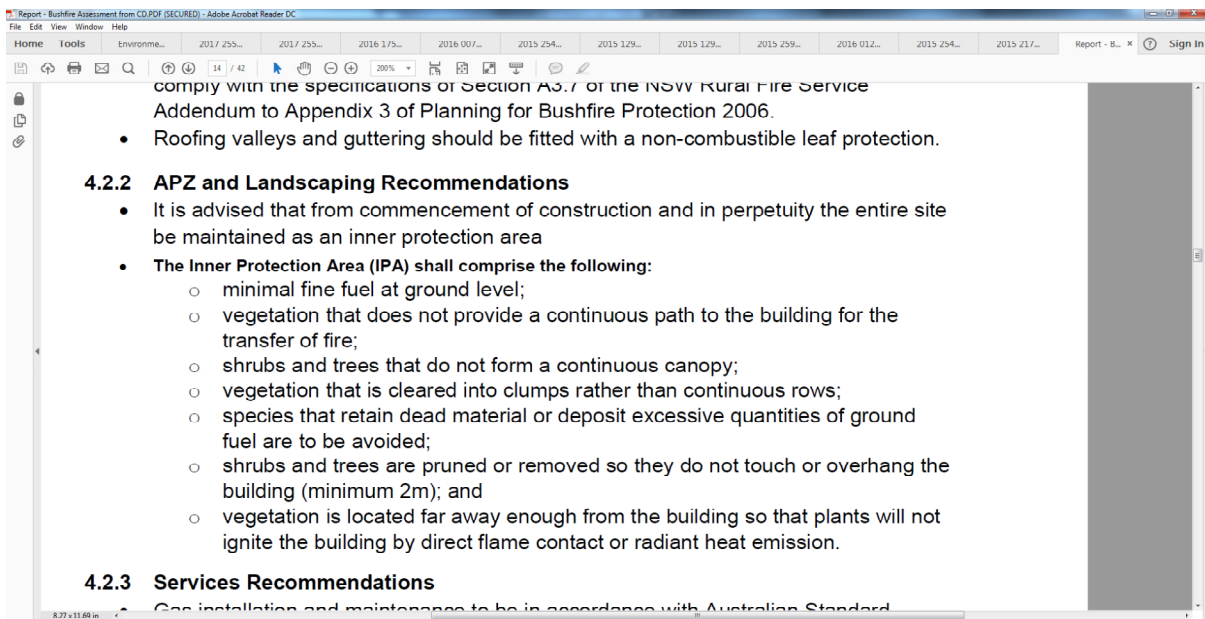
Officer comments

The proposed works relate to landscape plantings across the site. The proposed species (*Thuja occidentalis*) are a conifer. The proposal is to plant the trees in a continuous hedge around and through the site.

It is noted that the Conditions of Consent for DA 2015/0335 include in Condition 1 that the Bushfire Report by Australian Bushfire Solutions has been included, requiring compliance with all recommendations and requirements of the report.

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Bushfire Assessment Report	22 March 2015	Australian Bushfire Solutions
BASIX Certificate No.623943S	23 April 2015	Eco Factor

With regard to landscaping, the report requires that site is to be maintained in perpetuity as an Inner Protection Area.



The proposed species and hedge layout indicated on the plans do not comply with the IPA management requirements of the report as outlined in the extract above, and therefore cannot be supported in this instance.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.