

Landscape Referral Response

Application Number:	DA2025/0678
Date:	10/07/2025
Proposed Development:	Demolition works and construction of multi dwelling housing
Responsible Officer:	Nick Keeler
Land to be developed (Address):	Lot A DP 369828 , 439 Condamine Street ALLAMBIE HEIGHTS 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 proposal is not supported with regard to landscape issues.

Council's Landscape Referral section have assessed the application against SEPP Housing, Warringah Local Environmental Plan (WLEP) 2011 and the following Warringah Development Control Plan (WDCP) 2011 controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation

The Tree Canopy Guide for Low and Mid Rise Housing requires a deep soil area of 25%, and the definition of deep soil is defined in the Glossary of this document. To note is the requirement of deep soil areas being 3 metres in every horizontal direction and that minor structures are permissible within the deep soil areas (with a maximum footing size of 300x300mm in cross section). Landscape referral has calculated the compliant deep soil areas (minimum 3 metres wide) at approximately 20% which is not supported. Furthermore, the courtyard wall proposed in the front landscaped setback diminishes this vegetated area which presents to the streetscape, and the courtyard wall shall be pushed back a minimum 3 metres from the front boundary wall. This will also help to satisfy the WDCP Part D1 objectives of providing "*...landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building*" and "*To enable planting to maintain and enhance the streetscape*". Stormwater pits and pipes further diminish the front landscaped setback and relocating the wall will provide more space to accommodate and establish the proposed vegetation.

Landscape referral can continue their assessment when the above matters have been addressed.

The proposal is therefore unsupported.

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

Recommended Landscape Conditions:

Nil.