

Landscape Referral Response

Application Number:	DA2021/0150
Date:	01/03/2021
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot 8 DP 246804 , 35 Inglebar Avenue 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 for alterations and additions to an existing dwelling.

The application is assessed by Landscape Referral against Warringah Development Control Plan 2011, including but not limited to the following clauses:

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

The existing site supports one tree of landscape value and otherwise supports limited vegetation. The proposal is to extend in a forward direction within the front setback, and this requires the removal of the existing Bangalay Gum which is located within the proposed footprint. A Arboricultural Impact Assessment is provided that proposes removal based on the footprint conflict, otherwise reports that there is no arboricultural reason to remove the existing Bangalay Gum.

Council consider that the request to remove the Bangalay Gum is not warranted as the removal of the existing Bangalay Gum results in no landscape area large enough to support a replacement tree, and concern is raised regarding the Landscaped Open Space ratio that will prohibit landscape treatment to satisfy clause D1.

It appears that design alternatives are available including utilising the rear of the building for any extension of otherwise a second level solution, thus maintaining existing landscape area and preserving the existing Bangalay Gum.

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.