

Landscape Referral Response

Application Number:	DA2025/0406
Date:	24/04/2025
Proposed Development:	Alterations and additions to a dwelling house including a garage
Responsible Officer:	
Land to be developed (Address):	Lot 7 DP 654934 , 271 Warringah 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 application seeks consent for : Alterations and additions to a dwelling house including a garage.

The plans and SEE indicate that no significant landscape features are impacted by the proposed works. No trees are to be removed.

It is noted that the proposal converts the front landscape setback into an underground garage. The Plans indicate a 300mm depth of soil above the garage. This could only support the installation of grass or groundcovers.

If more substantial planting is required, a portion or all of the area above the garage could be built up with retaining walls to provide for soil depth (600mm for shrubs, 1000mm for trees) to provide for a landscaped setting in the front setback.

The proposal is therefore supported.

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

Recommended Landscape Conditions:**CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK****Protection of Rock and Sites of Significance**

All rock outcrops outside of the area of approved works are to be preserved and protected at all times during demolition excavation and construction works.

Should any Aboriginal Cultural Heritage items be uncovered during earthworks, works should cease in the area and the Aboriginal Heritage Office contacted to assess the finds.

Under Section 89a of the NPW Act should the objects be found to be Aboriginal, NSW Biodiversity and Conservation Division, Heritage NSW and the Metropolitan Local Aboriginal Land Council (MLALC) should be contacted.

Reason: Preservation of significant environmental features.