

## Landscape Referral Response

<b>Application Number:</b>	DA2018/1481
<b>Date:</b>	18/04/2019
<b>Responsible Officer:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 2611 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101

### 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

#### Amended Plans Comment 18/04/2019

Following site meetings and discussion, amended plans have been provided addressing concerns raised previously.

The amended plans have addressed concerns as follows:

- Works are relocated away from the environmentally sensitive zone,
- Trees are to be retained
- Cable access for services to the pole are relocated to come through the village and not through the environmentally sensitive area
- Pole and mast head heights have been reduced.

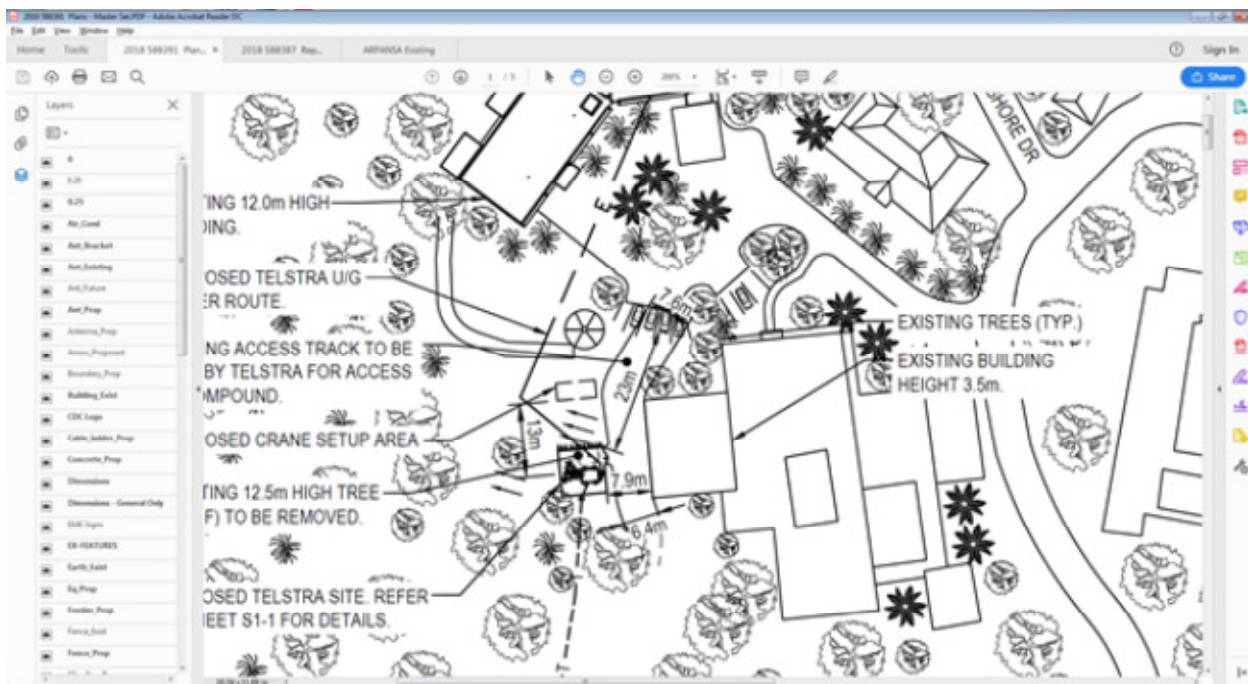
Based on the amendments proposed, no objections are raised to approval subject to conditions as recommended.

#### Original Comment

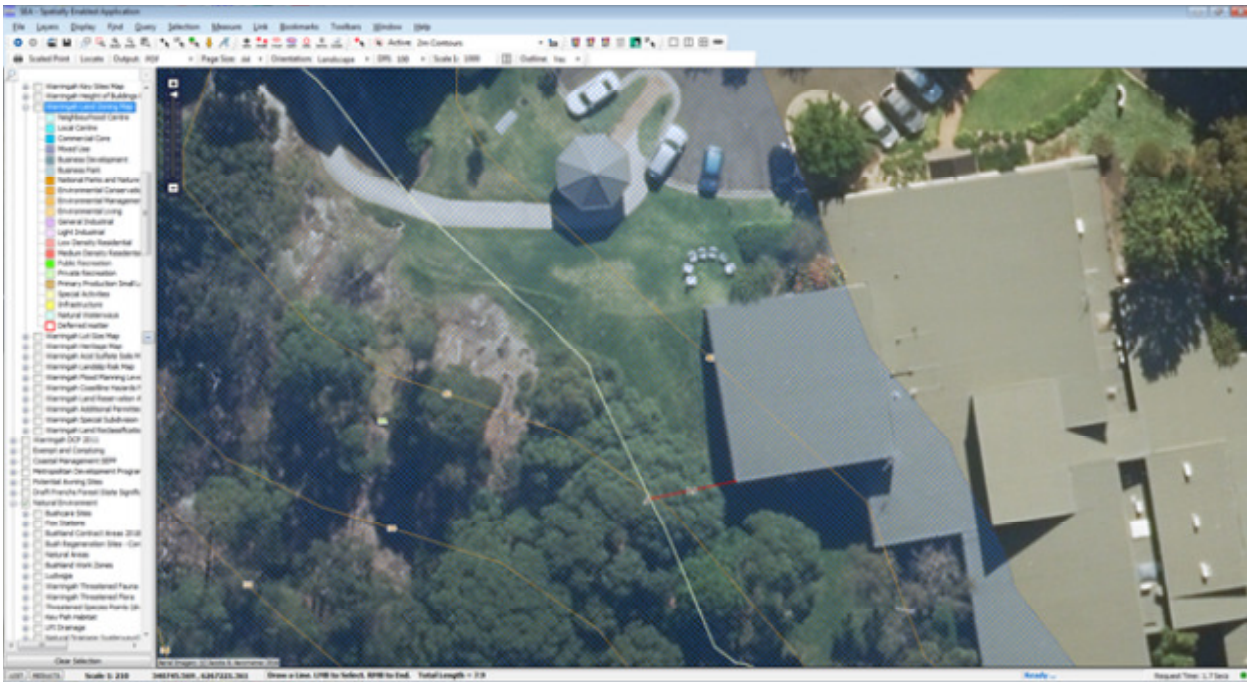
- The plans indicate removal of one 12.5 m high tree, assessed as being 1 x *Angophora costata*, a local native tree.
- The plans indicate that the edge of the development closest to the existing building is 7.9m offset. Looking at overlays on Council's GIS mapping system, this places the development within the E2 Environmental Conservation Zone. In view of the objectives relating to the E2 Zone, the location of the pole and associated infrastructure is not supported.

- The plans indicate a fibre cabling route and an underground power cable route in different directions through the site and through the E2 Zone. No assessment of impacts of such works on existing trees and vegetation are included in the information provided.
- The Proposed works are within a mapped Wildlife Corridor with vegetation mapped as RA - Angophora Woodland. It is noted that this vegetation community is listed as potential Threatened Species area, though I would defer to comments from NEU Biodiversity regarding ecological requirements in this area. Alternative location is recommended which avoids the Corridor and associated impacts caused by the proposal.
- No visual assessment of the height of the proposed pole from Narrabeen Lagoon has been provided in accordance with Warringah Development Control Plan » Part F Zones and Sensitive Areas » F3 SP1 Special Activities » War Veterans Village, Narrabeen.
- No indication of pole dimensions (e.g diameter at base, middle and top) have been provided to enable assessment of visual impacts and bulk and scale.

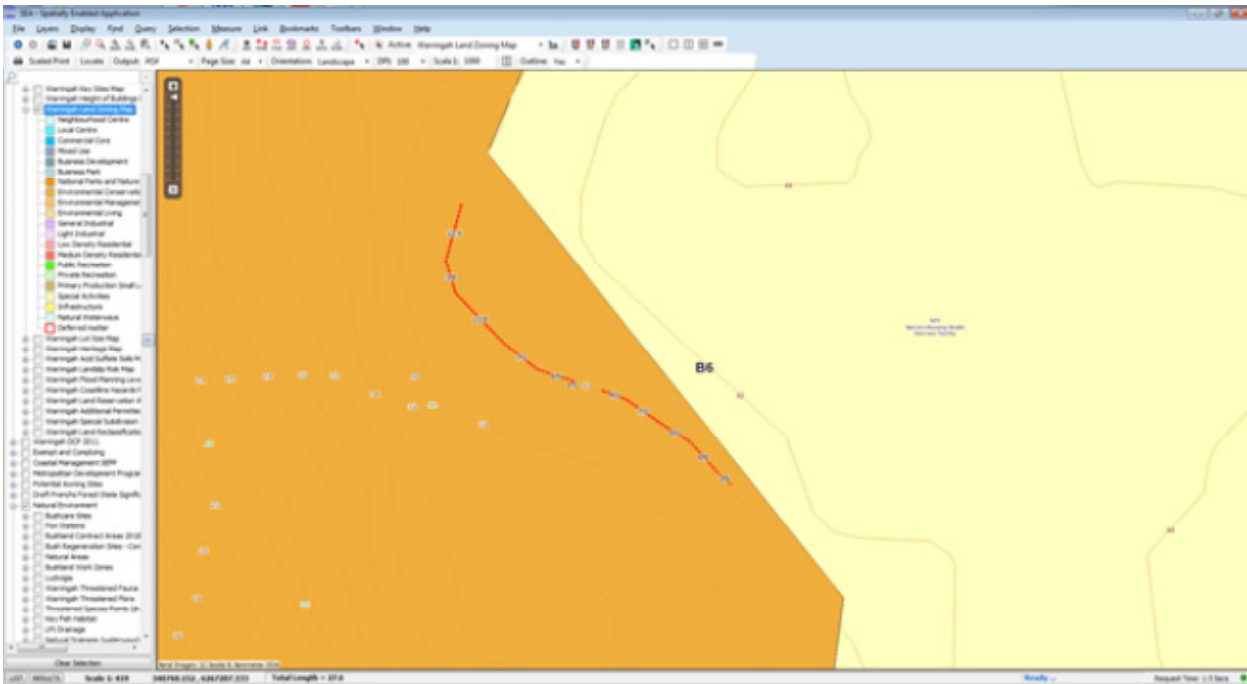
At this stage the proposal is not supported with regard to landscape issues.



Extract of DA Site Access Plan. Note the 7.9m offset from existing building to the eastern edge of the development



Copy of Air Photo showing 7.9m offset from existing building to the eastern edge of the development. Note intersection with the 40 Contour



Copy of Lands Zoning Map indicating extent of E2 Environmental Conservation Zone. Note location of 40 Contour, indicating that the development is within E2 Zone when compared to Air Photo above

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Refusal comments

## Recommended Landscape Conditions:

### CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

#### Tree protection

- (a) Existing trees which must be retained
  - i) All trees not indicated for removal on the approved plans, unless exempt under relevant planning instruments or legislation
  - ii) Trees located on adjoining land
  
- (b) Tree protection
  - i) No tree roots greater than 30mm diameter are to be cut from protected trees unless authorised by a qualified Arborist on site.
  - ii) All structures are to bridge tree roots greater than 30mm diameter unless directed otherwise by a qualified Arborist on site.
  - iii) All tree protection to be in accordance with AS4970-2009 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures.
  - iv) All tree pruning within the subject site is to be in accordance with WDCP2011 Clause E1 Private Property Tree Management and AS 4373 Pruning of amenity trees
  - v) All tree protection measures, including fencing, are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site. (DACLAD01)

### CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

#### Protection of rock and sites of significance

- a) 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.
- b) Should any Aboriginal sites be uncovered during the carrying out of works, those works are to cease and Council, the NSW Office of Environment and Heritage (OEH) and the Metropolitan Local Aboriginal Land Council are to be contacted.

Reason: Preservation of significant environmental features (DACLAEOG1)

### ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

#### Tree Protection

No tree other than on land identified for the construction of buildings and works as shown on the building drawing can be felled, lopped, topped, ringbarked or otherwise wilfully destroyed or removed without the approval of Council.

Reason: To prevent the destruction of trees on other properties adjoining the development site.