

Landscape Referral Response

Application Number:	DA2018/1481
Date:	15/11/2018
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 2611 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101

Reasons for referral

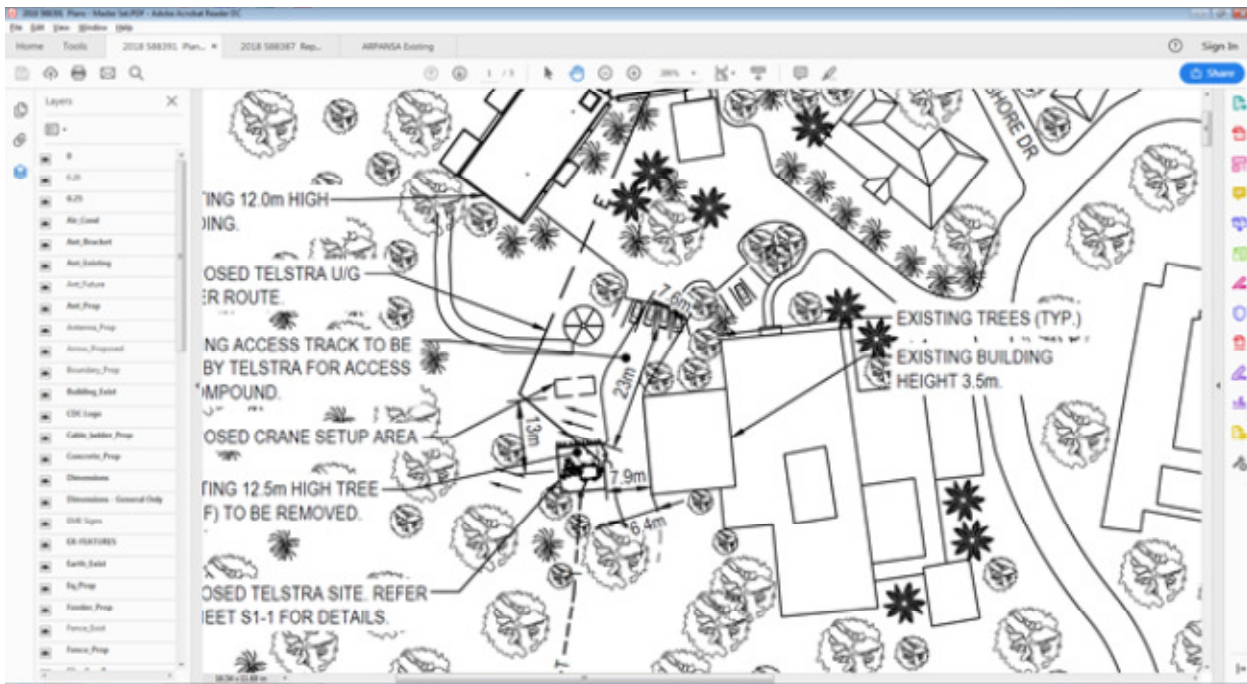
This application seeks consent for the following:

- 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

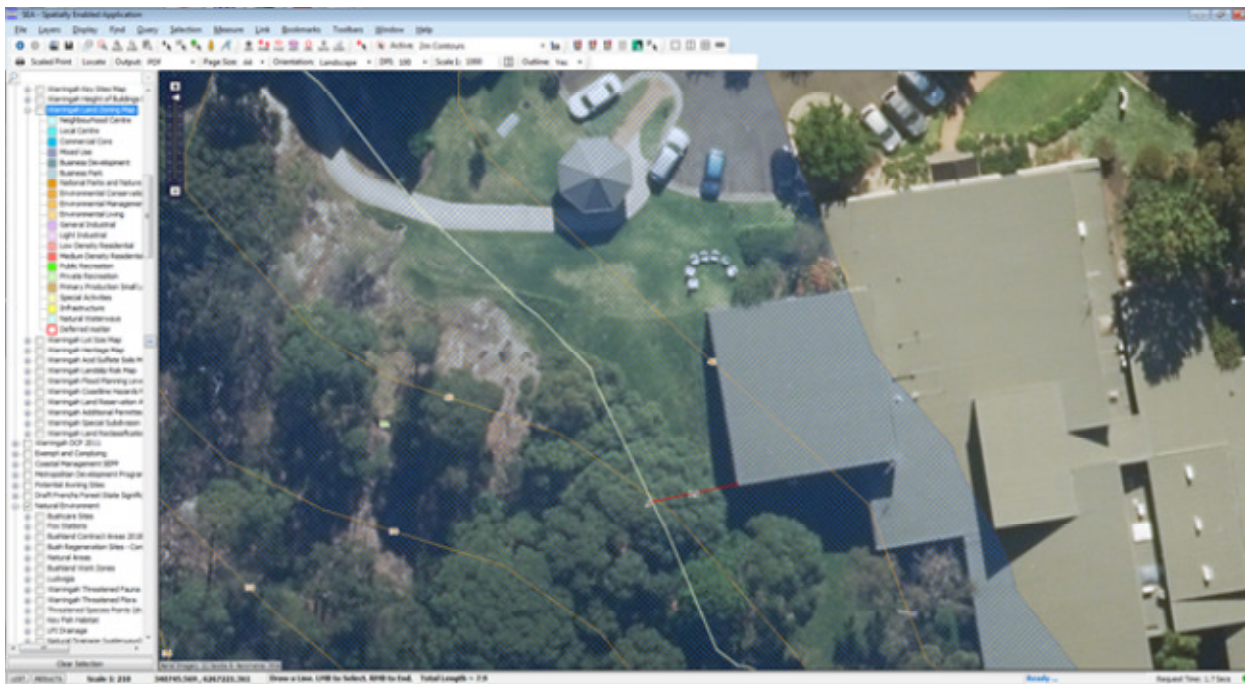
Officer comments

- 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.

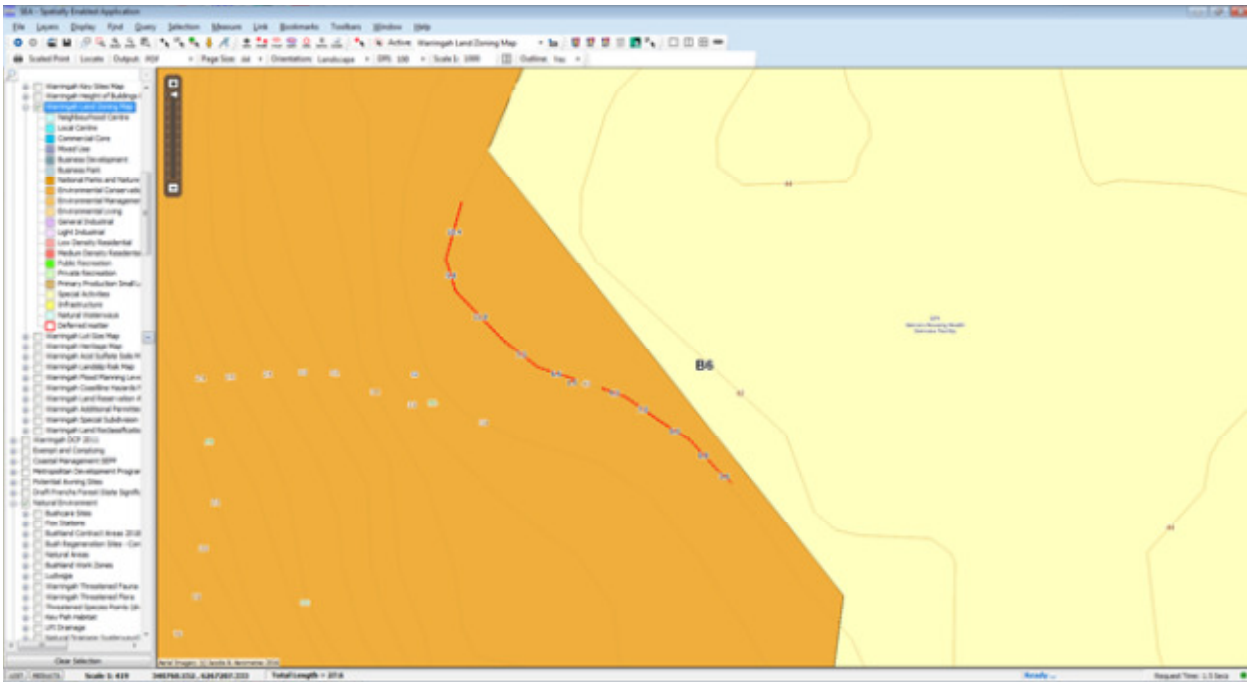
At this stage the proposal is not supported with regard to landscape issues.



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 refusal

Refusal comments

Recommended Landscape Conditions:

Nil.