

Landscape Referral Response

Application Number:	DA2021/2269
Date:	01/12/2021
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 5 DP 237417 , 5 Lae Place 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 development application is for alterations and additions to an existing dwelling.

The application is assessed by Landscape Referral against Warringah Local Environmental Plan 2011 and the following Warringah Development Control Plan 2011 controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation and E2 Prescribed Vegetation
- E6 Retaining unique environmental features

The site does not support any prescribed trees (ie. protected under the DCP). Existing landscaping is confined to across the front boundary within the road reserve with retaining walling and planting to soften the streetscape impact of the existing dwelling. It is noted that the existing walling and planting is located within the public road reserve verge and it is not known if this is authorised works within the road reserve or otherwise as an historical investigation includes a development consent DA2008/0917 for replacement retaining walling that does not clearly indicate front boundaries. Regardless of this the landscaping is existing and no concerns are raised.

A large in area rock shelf exists throughout the rear of the property and this continues amongst adjoining properties and shall be retained. This rock shelf limits possible tree planting.

The proposal includes planter landscaping to the new outdoor area and no concerns are raised.

Landscape Referral raise no landscape concerns noting that should the application be approved, no landscape works of substance are possible upon the site given the constraints of limited deep soil area, and the presence of extensive rock shelves within the rear of the property.

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.