

Landscape Referral Response

Application Number:	DA2020/1043
Date:	05/01/2021
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 1 DP 206629 , 45 Oxford Falls 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 development application is for the proposed Torrens Title subdivision of one Lot into two Lots, minor demolition and construction of a new car stand area, crossing and driveway.

Council's Landscape Referral section have assessed the application against the Warringah Local Environment Plan, and against the following Warringah DCP 2013:

- C1 Subdivision
- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees and Bushland Vegetation
- E6 Retaining unique environmental features

Under clause C1 it is noted that no threatened species exist within the site. The site contains a significant rock formation within the proposed subdivision area that is proposed for integration into the design through retention.

As advised by the Aboriginal Heritage Office, no sites are recorded in the current development area and the area has been subject to previous disturbance reducing the likelihood of surviving unrecorded Aboriginal sites. Given the above, the Aboriginal Heritage Office considers that there are no Aboriginal heritage issues for the proposed development.

Existing trees within the Lot 2 area consists of a dead tree at the frontage and other small trees, and these are subject to future development application.

Landscape Referral raise no objections to the subdivision proposal subject to the protection of the rock outcrop to satisfy clause E6.

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

The significant rock outcrop at the frontage of the site is to be preserved and protected at all times.

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.