

Landscape Referral Response

Application Number:	DA2019/0816
Date:	22/08/2019
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot 2610 DP 752038 , 183 Allambie Road 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

1. The works adjacent to the existing buildings are not considered to impact upon significant landscape elements. No objections are raised to this component subject to conditions.

2. The application includes drawings for fire hydrant and pipe upgrade around the site. It is unclear from the SEE if these works are proposed or have already been undertaken as per the following extract from the SEE:

11 Fire Safety Services:

A fire hydrant system was constructed as part of the recommendations of the Bush Fire Report (also by Travers Bushfire & Ecology) arising from the Block 1 deck widening. This system within the site provides both building protection and bushfire protection to the site as a whole.

Details of this hydrant installation are accompanying this submission shown on drawings HS100, 101 and 102 by JS Potter Associates Pty Ltd.

This installation has been designed and installed to address and satisfy fire fighting needs under the bushfire provisions of the BCA as well as the requirements of the Rural Fire Service.

The fire hydrant system installed has the main control valves at the street entry and the entry road has been widened to provide adequate width of roadway for fire truck access and vehicular access as works required previously under the Block 1 works as seen in the following photograph:



If already undertaken, no further comment can be made. If proposed works, I would concur with the comments of Bushland & Biodiversity section regarding Arboricultural assessment.

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.

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.