



PCU058208

Addendum to planning proposal 15-23 Homer Street, Earlwood.

1. Justification/relationship to A Plan for Growing Sydney (2014)

A Plan for Growing Sydney

'A Plan for Growing Sydney', which replaces the Metropolitan Strategy is the newly released Plan from the NSW Government. The Plan will guide land use planning decisions for the next 20 years, decisions that will determine where people will live and work and how we move around the city.

The new Plan's vision for 'a strong global city, a great place to live' is supported by 4 key goals.

The Undercliffe Bridge precinct is not identified as a strategic centre, nor is any actions in the plan specific to the site.

It is considered that the planning proposal is generally consistent with the Plan, in that it supports the goal of continuing to add to housing supply and choice, well connected by transport.

2. Clarification of likelihood of critical habitat etc. ie. are there studies to support "no" adverse effect, or is it based on a known history of the usage/development of the site?

There is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Planning Proposal. This is based on the known history of the site. The land at 15-19 Homer Street was part of the former Cooks River road corridor and has been vacant land since at least 1970 when the RMS acquired. The land at 21-23 is currently occupied by a two storey building with commercial use at ground level and residential above.

In addition, Clouston and Associates was engaged (as part of the DCP study for the site) to assess the likely impact of the trees on the subject site. The report identified a group of trees situated along the western side of Illawarra Road on the Stafford Walk path (see photos below). The report identified the group of trees are '*Robinia pseudoacacia*' commonly known as 'Black locust', an introduced species from the USA. They found the trees were in poor condition and could even be considered a 'potential hazard' due to thorns and propensity to sucker, creating a trip hazard. A copy of the tree report is attached.



3. **Explanation of how the area designated as “ground level residential accommodation” on the Key Sites Map was determined. ie. it doesn’t seem to relate to the conceptual building envelope, with the implication that the concept is still ‘work in progress’.**

The area designated ‘ground level residential accommodation’ on the key site map was determined by the Council resolution which required approximately half (21m) of the northern part of the site to accommodate ground level residential uses. It does not relate to the conceptual building envelope.

4. **Please review the wording of Clause 7. 2. It may not need to refer to the “remainder of the site”, because the wording pertains to the designated area only. It would be assumed that the area outside of the area shown falls under the standard controls for the Precinct.**

Wording of Clause 7.2 is revised as follows:

“7. Use of certain land on 15, 19, 21-23 Homer Street, Earlwood

1. *This Clause applies to land at 15, 19, 21-23 Homer Street, Earlwood being Part Lot 1 DP 119762, Part Lot 2 DP 209918 and Part Lot 3 DP 20991, as identified “C” on the Key Sites Map.*
2. *Development for the propose of ground level residential accommodation is permitted with development consent.”*



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The Planning Group
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Attention: Amelia Lynch

NS PR0704.11 /JB/01
30/04/07

Dear Amelia

ILLAWARRA ROAD TREE ASSESSMENT

In response to your request for information on the species, health and significance of the trees in the selected study area.

The trees are cultivars of *Robinia pseudoacacia*, an introduced species from the USA.

The cultivars sucker easily if the roots are disturbed which appears to be the case here as there is evidence of cutting back of saplings in the areas both above the Stafford Walk path on RTA land and below on Crown Land which is part of the embankment to the Cooks River. Please refer to attached photos.

Both groups of trees are in poor condition with many suckers. These suckers, thrown up from the species rootstock are armed with sharp thorns. The trees are growing at steep angles to the land showing evidence of land slippage which has also exposed many roots causing more suckering. The species is propagated by seed and will eventually overtake the original cultivar planted.

The endemic vegetation in the area would have been Sandstone Vegetation forest and woodland composed of *Angophora costata* and *Eucalyptus piperita* with an understorey of *Acacia terminalis*. According to historical photographs a stand of *Angophora costata* dominated the site. Therefore I believe the stand of *Robinia pseudoacacia* is of little historical or significant value to the site and given its thorny nature and propensity to self seed and sucker could be perceived as a potential hazard.

Yours faithfully
CLOUSTON Associates

Jan Bond Landscape Designer
Landscape Assistant

