

Landscape Referral Response

Application Number:	DA2024/1303
Date:	10/06/2025
Proposed Development:	Two (2) staged redevelopment of the Forestville RSL club involving the construction of a registered club and fifty five (55) independent living units and ancillary uses
Responsible Officer:	Thomas Burns
Land to be developed (Address):	Lot 11 DP 626916 , 11 / 0 Melwood Avenue FORESTVILLE NSW 2087 Lot 31 DP 366454 , 20 Melwood Avenue FORESTVILLE NSW 2087 Lot 2589 DP 752038 , 22 Melwood Avenue FORESTVILLE NSW 2087

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 proposal is supported with regard to landscape issues.

Additional Information Comment 10/06/25:

The amended reports and plans are noted.

The amended plans have mainly addressed the concerns raised in the original comments provided. These additional comments address any outstanding concerns.

Club building comments

Eastern boundary interface:

- Encroachment into the road reserve is deferred to the relevant referral team. Drawing DA_A_1201 Southern Building Elevation shows a wall up to 2 metres high.
- Should the driveway arrangement be approved as shown on the amended plans the existing street trees 30, 31 and 32 will require removal. The Landscape Plans show three replacement street trees which must be super advanced stock at installation.

Southern boundary interface:

- This interface has been improved. Planting shall be included along the entire southern boundary as previously outlined and this planting will be conditioned. Some cascading planting shall be included to soften the boundary retaining wall where greater than 1 metre in height.
- The lawn in this area is questioned as it will become a maintenance issue being on the south side of the building particularly if used as 'kids play' and 'pickets alfresco lawn' opening out from the indoor lounge.

Residential buildings comments

Eastern boundary interface:

- One large tree has been shown on the Landscape Plans and as previously stated this area has sufficient deep soil to support more large tree planting, which will be conditioned.

Western boundary interface:

- The addition of shrub planting along this interface will be conditioned.

The prescribed trees proposed for removal are sufficiently offset with replacement tree planting as shown on the Landscape Plans. No concerns are raised with the removal of exempt trees (5, 6, 7, 8, 21, 22, 23, 24, 25, 26, 27 and 28) which may be managed or removed at the discretion of the applicant without consent.

Original Comments:

Landscape referral cannot support the application in its current form due to the concerns outlined below. The comments have been broken down into general site comments, the club building, and the residential buildings (buildings 1, 2, and 3).

General site comments

Compliant landscaped area and deep soil is deficient:

- *Landscaped area and deep soil calculations (drawing DA_A_053) include areas of synthetic grass, softfall, a pickleball court, paving, decking, carpark, and decomposed granite which do not form part of the landscaped area or deep soil calculations,*
- *A minimum dimension of 3 metres is not achieved for deep soil zones with the exception of deep soil along Melwood Avenue,*
- *There is no indication on the plans of soil depth for planters on structure (in particular for the landscaped areas above the basement contributing to the landscaped area calculations).*

Please refer to the definition of landscaped area under WLEP, and WDCP Part D1 Requirements 1.a)-d) for what can be included in the landscaped area calculations.

Club building comments

Eastern boundary interface:

- *No significant landscaped area is proposed in the front setback to Melwood Avenue. It is suggested the parking along the front boundary is removed and replaced with planting to help soften the bulk and scale of the development (a better outcome was proposed under PLM2022/0218). This larger landscaped area could be terraced which would reduce the visual impact of the proposed retaining wall along the Melwood Avenue boundary in this area (as shown on Eastern Building Elevation drawing DA_A200) and improve the streetscape aesthetic,*
- *It is suggested the OSD be relocated under road or at a depth that allows sufficient soil depth above for landscape,*

- *Landscape referral raises concerns that the significant walls which extend into the road reserve, adjacent to the proposed driveways, impact the streetscape; however, comment is deferred to the relevant referral team regarding the walls impact to the functioning of the street and pedestrian pathways,*
- *Three street trees are proposed to be removed for the driveways which is not supported. Refer to the Arboricultural Impact Assessment for each trees significance and reconsider the alignment of the driveways. As a general rule street trees are not supported for removal if alternate design options are available.*

Southern boundary interface:

- *No landscaped areas are proposed in the southern boundary setback which is not supported (a better outcome was proposed under PLM2022/0218),*
- *There is a nil basement setback to this boundary which impacts the ability to soften the southern elevation of the built form (retaining wall and building combined) with deep soil planting,*
- *The proposal relies on adjoining land to soften the bulk and scale of the development which is not supported and it is suggested that a vegetated buffer of at least 3 metres be provided along this boundary. Deep soil areas for this buffer should be explored.*

Western boundary interface:

- *The landscaped areas proposed are insignificant and the planting does not soften the western elevation of the built form which appears as a large expanse of blank wall (as shown on Western Building Elevation drawing DA_A200). The basement setback does not allow for deep soil planting,*
- *The proposal relies on adjoining land to soften the bulk and scale of the development which is not supported and it is suggested that a vegetated buffer of at least 3 metres be provided along this boundary. Deep soil areas for this buffer should be explored.*

Residential buildings comments

Eastern boundary interface:

- *Landscape referral mainly supports this interface and setback to Melwood Avenue; however, the available deep soil should be utilised with the inclusion of some large native tree planting (13-18m height).*

Northern boundary interface:

- *The programmed activity spaces diminish the ability to provide a sufficient vegetated buffer to the adjoining R2 zoned land. The available landscaped areas appear to be squeezed into leftover spaces. It is suggested a 3 metre wide deep soil/landscaped area be provided along the boundaries abutting R2 zoned land and shall be sufficiently planted with trees, shrubs and groundcovers.*

Western boundary interface:

- *The programmed activity spaces diminish the ability to provide a sufficient vegetated buffer to the adjoining public land. It is suggested a 3 metre wide deep soil/landscaped area be provided along the boundaries abutting the public land and shall be sufficiently planted with trees, shrubs and groundcovers.*

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Amended Landscape Plan

a) Amended Landscape Plan(s) shall be issued to the Certifier prior to the issue of a Construction Certificate to include the following details:

- i) drawing L-02 - continue the planting along the entirety of the southern boundary at a minimum 1.5 metres wide for the areas currently shown as new turf areas; include shrub and groundcover planting and an additional 4 native trees (minimum 6 metre mature height) in these new garden areas,
- ii) drawing L-02 - where the proposed retaining wall along the southern boundary is higher than 1 metre, when viewed from the public land, include cascading plant species to help soften this wall,
- iii) drawing L-03 - include an additional 2 large native trees (13 metre mature height or above) in the Melwood Avenue front setback,
- iv) drawing L-03 - include shrub planting (2-5 metre mature height) in the garden bed along the western boundary at regular intervals.

b) Certification shall be submitted to the Certifier that these amendments have been documented.

Reason: Landscape amenity.

On Slab Landscape Planters

a) Details shall be submitted to the Certifier prior to the issue of the Construction Certificate indicating the proposed method of waterproofing and drainage to all planters over slab, over which soil and planting is being provided. Landscape treatment details shall be submitted to the Certifier prior to the issue of the Construction Certificate indicating the proposed soil type, planting, automatic irrigation, and services connections.

b) The following soil depths are required to support planting: 200mm for turf, 300-450mm for ground covers, 500-600mm for shrubs, 800mm for small trees, 1000mm for medium trees, and 1200mm for large trees.

c) Design certification shall be submitted to the Certifier by a qualified Structural Engineer, that the planters are designed structurally to support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: To ensure appropriate soil depth for planting and ensure waterproofing and drainage is installed.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree Removal Within the Property

a) This consent approves the removal of existing trees on the subject site as identified in the approved Arboricultural Impact Assessment.

b) A qualified AQF level 5 Arborist shall identify these trees on site and tag or mark prior to removal.

Reason: To enable authorised development works.

Tree Removal Within the Road Reserve

a) This consent approves the removal of existing trees within the road reserve as identified in the Arboricultural Impact Assessment, or as listed below:

i) trees 30, 31 and 32 - *Lophostemon confertus*.

b) A qualified AQF level 5 Arborist shall identify these trees on site and tag or mark prior to removal.

c) Removal of the approved tree/s by the applicant in the road reserve shall only be undertaken by a Council approved tree contractor. Details of currently approved tree contractors can be obtained from Northern Beaches Council's Trees Services business unit prior to removal.

Reason: Public liability.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of Existing Street Trees

a) All existing street trees in the vicinity of the works shall be retained during all construction stages, and the street tree(s) fronting the development site shall be protected by tree protection fencing in accordance with Section 4 of AS 4970-2009 Protection of trees on development sites. As a minimum the tree protection fencing for street tree(s) fronting the development site shall consist of standard 2.4m panel length to four sides and in accordance with Australian Standard 4687-2007 Temporary Fencing and Hoardings, unless otherwise directed by an Arborist with minimum AQF Level 5 in arboriculture. All fencing shall be located to allow for unrestricted and safe pedestrian access upon the road verge.

b) All street trees within the road verge are protected under Northern Beaches Council development control plans, except where Council's written consent for removal has been obtained. The felling, lopping, topping, ringbarking, or removal of any tree(s) is prohibited. No excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of street trees.

Reason: Street tree protection.

Tree and Vegetation Protection

a) Existing trees and vegetation shall be retained and protected, including:

i) all trees within the site not approved for removal, including trees and vegetation nominated for retention on the approved Plans,

ii) all trees and vegetation located on adjoining properties,

iii) all trees and vegetation within the road reserve.

b) Tree protection shall be undertaken as follows:

i) tree protection shall be in accordance with AS 4970-2009 Protection of trees on development sites, and any recommendations of an approved Arboricultural Impact Assessment,

ii) existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture,

iii) removal of existing tree roots at or >25mm (Ø) diameter is not permitted without consultation with an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture,

iv) no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained,

- v) structures are to bridge tree roots at or >25mm (Ø) diameter unless directed by an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture on site,
- vi) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture including advice on root protection measures,
- vii) should either or all of v) or vi) occur during site establishment and construction works, an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist/Project Arborist to the Principal Certifier,
- viii) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained during the construction works is to be undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of AS 4970-2009 Protection of trees on development sites,
- ix) the activities listed in section 4.2 of AS 4970-2009 Protection of trees on development sites, shall not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site,
- x) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy, and shall be in accordance with AS 4373-2007 Pruning of amenity trees,
- xi) the tree protection measures specified in this clause must: be in place before work commences on the site, be maintained in good condition during the construction period, and remain in place for the duration of the construction works.

c) The Principal Certifier must ensure that:

- i) If activated, the arboricultural works listed in a) and b) are undertaken and certified by an Arborist/Project Arborist as compliant to AS 4970-2009 Protection of trees on development sites, and any recommendations of an approved Arboricultural Impact Assessment.

Reason: Tree and vegetation protection.

Condition of Trees

a) During the construction period the applicant is responsible for ensuring all existing trees required to be retained are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to, or by seeking arboricultural advice from an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture during the works. In this regard all protected trees shall not exhibit:

- i) a general decline in health and vigour,
- ii) damaged, crushed or dying roots due to poor pruning techniques,
- iii) more than 10% loss or dieback of roots, branches and foliage,
- iv) mechanical damage or bruising of bark and timber of roots, trunk and branches,
- v) yellowing of foliage or a thinning of the canopy untypical of its species,
- vi) an increase in the amount of deadwood not associated with normal growth,
- vii) an increase in kino or gum exudation,
- viii) inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition,
- ix) branch drop, torn branches and stripped bark not associated with natural climatic conditions.

b) Any mitigating measures and recommendations required by the Arborist/Project Arborist are to be implemented.

c) The owner of the adjoining allotment of land is not liable for the cost of work carried out for the purpose of this clause.

Reason: Protection of trees.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Street Tree Planting

a) Street tree planting shall be installed in accordance with the following:

i) 3 x *Lophostemon confertus* shall be installed as shown on drawing L-02 by Space Landscape Designs.

b) All street trees shall be a minimum pre-ordered planting size of 200 litres, and shall meet the requirements of AS2303 – Tree Stock for Landscape Use. All street trees shall be planted into a prepared planting hole 1m x 1m x 600mm depth generally, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, including a four post and top and mid rail timber tree guard, and watered until established, and shall be generally located at least 2.0 metres from driveways/paths, and shall generally be evenly spaced to allow a full mature canopy.

c) Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Reason: to maintain environmental and streetscape amenity.

Landscape Completion

a) Landscape works are to be implemented in accordance with the approved amended Landscape Plan(s), and inclusive of the following conditions:

i) landscape works are to be contained within the legal property boundaries,

ii) planting shall be installed as indicated on the approved Landscape Plan(s) unless otherwise imposed by any conditions,

iii) all tree planting shall be a minimum pre-ordered planting size of 75 litres or as otherwise scheduled if greater in size; meet the requirements of AS2303 – Tree Stock for Landscape Use; planted into a prepared planting hole 1m x 1m x 600mm depth generally, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established; and located either within garden bed or within a prepared bed within lawn,

iv) tree planting along the western boundary adjacent to the club building shall be located 2 metres from the building and 1 metre from the common boundary; all other tree planting in deep soil shall be located at least 3.0 metres from buildings, and at least 1.5 metres from common boundaries,

v) mass planting shall be installed in a garden bed prepared with a suitable free draining soil mix and minimum 75mm depth of mulch,

vi) all proposed tree planting shall be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight to living rooms, private open space and where the proposed location of trees may otherwise be positioned to minimise any significant loss of views from neighbouring and nearby dwellings and from public spaces.

b) Prior to the issue of an Occupation Certificate, details (from a landscape architect, landscape designer or qualified horticulturalist) shall be submitted to the Principal Certifier, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Landscape Maintenance

a) If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components.

- b) Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.
- c) If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan(s) and any conditions of consent.
- d) A maintenance activity schedule for on-going maintenance of planters on slab shall be incorporated to monitor and replenish soil levels as a result of soil shrinkage over time.
- e) The approved landscape planted areas, whether containing lawn, gardens or planters shall in perpetuity remain as planting under the development consent, and shall not be replaced with any hard paved surfaces or structures.

Reason: To maintain local environmental amenity.