

Landscape Referral Response

Application Number:	DA2018/1654
Date:	28/03/2019
Responsible Officer:	Daniel Milliken
Land to be developed (Address):	Lot 3 DP 805710 , 181 Forest Way BELROSE NSW 2085

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

It is noted that the current proposal includes creation of a slip lane off Forest Way across the site frontage to enable access.

The creation of the slip lane requires relocation of the boundary of the site to the east and will require removal of a significant amount of vegetation currently located across the frontage to Forest Way.

The landscape plans provided do not provide for a densely landscaped front setback to Forest Way and the resultant boundary adjustment does not provide for a 20 m landscaped front setback.

The open nature of the proposed landscaping and the largely un-landscaped forecourt and parking to the building are not considered adequate to address the planning controls applicable to the site as included below (underline emphasis added).

At this stage, the proposal is not supported with regard to landscape issues. If additional information is provided, further assessment can be undertaken.

WARRINGAH DEVELOPMENT CONTROL
PLAN 2000
Amendment 3
Adopted by Council on 27 June 2017
In effect from 20 October 2018

Requirements for Development Applications (DAs)

When a DA required for clearing vegetation the following requirements apply:

5 Development is to be sited and designed to minimise the impact on remnant native vegetation, including canopy trees and understorey vegetation, and on remnant native ground cover species.

6 Where the applicant demonstrates that no reasonable alternative design exists and a tree must be removed, suitable compensatory tree planting is required. Details including

proposed species and the location of replacement planting are to be provided.

7 Development must also avoid any impact on trees on public land.

8 For DAs involving the construction of new buildings and works containing Classes 2-9 (BCA), the DA lodgement is to be in accordance with Appendix 3.

9 Where trees proposed to be retained may be affected by the construction of new buildings and works of Classes 1 and 10, a Tree Protection Plan is to be submitted in accordance with Appendix 4.

LOCALITY B2 OXFORD FALLS VALLEY

DESIRED FUTURE CHARACTER

The present character of the Oxford Falls Valley locality will remain unchanged except in circumstances specifically addressed as follows.

Future development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses. There will be no new development on ridgetops or in places that will disrupt the skyline when viewed from Narrabeen Lagoon and the Wakehurst Parkway.

The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be located and grouped in areas that will minimise disturbance of vegetation and landforms whether as a result of the buildings themselves or the associated works including access roads and services. Buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged.

A dense bushland buffer will be retained or established along Forest Way and Wakehurst Parkway. Fencing is not to detract from the landscaped vista of the streetscape.

Development in the locality will not create siltation or pollution of Narrabeen Lagoon and its catchment and will ensure that ecological values of natural watercourses are maintained.

Front building setback

Development is to maintain a minimum front building setback.

The minimum front building setback to all roads is 20 metres. On corner allotments fronting Forest Way or Wakehurst Parkway the minimum front building setback is to apply to those roads and the side setback is to apply to the secondary road.

The minimum front building setback area is to be densely landscaped using locally occurring species of canopy trees and shrubs and be free of any structures, carparking or site facilities other than driveways, letterboxes and fences.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.