

Landscape Referral Response

Application Number:	DA2022/0903
Date:	04/07/2022
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot 3 DP 27927 , 47 Arthur Street 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 development application is for the demolition of existing structures and construction of a new dwelling, and associated works, as described and illustrated in the reports and plans. A Landscape Plan and a Arboricultural Impact Assessment accompany the application and are assessed as part of this Landscape Referral.

The application is assessed by Landscape Referral against Warringah Local Environmental Plan 2011 and the following Warringah Development Control Plan (DCP) 2011 controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation and E2 Prescribed Vegetation

The Landscape Plan submitted is inadequate and does not respond to the requirements under DCP control D1, including; enable planting to maintain and enhance the streetscape; provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building; and enhance privacy between buildings.

The applicant is advised to provide a Landscape Plan prepared by a suitably qualified professional as listed in Council's DA Lodgement Requirements, including:

- proposed surface treatments and materials, including but not limited to structures, features, walling, fences, pavements, gardens, lawns, ground stabilisation, drainage, irrigation etc.,
- existing and proposed ground levels,
- outline of proposed buildings, driveways and structures, including swimming pools, pavements, walls and fences, all consistent and co-ordinated with building and services plans,
- location, height and materiality of proposed retaining walls and fences,
- existing street trees or trees on neighbouring properties that may be impacted by the proposed development,
- existing trees and other vegetation to be retained or removed. All trees are to be located, identified and numbered, and shall coincide with the arborists report. Protection measures for retained vegetation shall be included in the arborist's report,
- proposed planting scheme including species selection, location, quantities, mature heights and pot

sizes,

- location of any underground services or basements.

It is noted that the Arboricultural Impact Assessment includes the recommendation for tree replacement and these shall be locally native canopy tree species, and located on the Landscape Plan. The Landscape Plan shall additionally provide an indication of screening planting to the frontage to reduce the bulk and scale and screening planting to private open space areas within the property and along neighbouring private open space areas.

The Arboricultural Impact Assessment report submitted recommends the removal of two native trees impacted by the proposed development works, and based on the encroachment into the tree protection zone and the tree conditions as assessed, no objections are raised to the removal of T5 and T6 - Water Gum, subject to replacement. The Arboricultural Impact Assessment does not provide any tree protection measures for the protection of existing trees upon the property, within adjoining properties, and within the road reserve verge including the street tree fronting the development property. Standard conditions of consent may be imposed for these matters.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.