

Landscape Referral Response

Application Number:	DA2020/1287
Date:	05/02/2021
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Lot 38 DP 20461 , 58 Forest Way FRENCHS FOREST NSW 2086

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 Arborist's Report and Landscape Plan submitted with the application are noted.

The Arborist's Report indicates that one tree on the site can be retained. 7 other trees on site are to be removed. Of these, one is rated AA1, three are rated A1 and one rated A2. Other trees indicated for retention are not located on the subject site.

The landscape plan indicates replacement planting of one tree only.

The removal of the significant tree canopy , particularly to the Forest Way frontage with little by way of replacement is of concern in consideration of the change to the streetscape character and landscaped setting that will result from the proposed works.

Canopy tree planting needs to be provided across the site and frontage to replace that removed, which has not been achieved in the proposal.

The side setback landscape treatments are minimal, with only climbers to boundary fencing proposed adjacent to buildings. Little soft landscape separation to adjoining buildings is provided resulting in poor amenity and privacy to adjoining residences and reduction in the landscaped setting on the site.

Additionally, it is apparent that the proposed pedestrian footpath adjacent to the driveway on the southern boundary is a shared pathway rather than a separate defined path. The path is indicated to cross immediately adjacent to the garage. The proposed pedestrian access is a poor design outcome and is indicative of an overdevelopment of the site, given that the path can't be separated from the drive and there is no opportunity for meaningful landscape treatments to be boundary.

In consideration of the above, the proposal is not able to be supported with regard to landscape issues.

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.