

Landscape Referral Response

Application Number:	DA2018/1146
Date:	13/09/2018
Responsible Officer:	Julie Edwards
Land to be developed (Address):	Lot 1 DP 27562 , 12 Naree Road 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 plans provided indicate that virtually all of the rear and side setbacks are to be used for access and parking. It is noted that the majority of the front setback is to be retained, including a mature tree. No survey plan was sighted with the application, making assessment of existing features and relative levels pre and post development difficult.

The Site Plan indicates 'Proposed Landscape' to narrow beds along the northern boundary (approximately 450mm wide) and western boundary (approximately 330mm wide), with a slightly wider planting area (approximately 700mm wide) along the eastern boundary.

In view of the considerable non- compliance with WDCP relating to side setbacks, rear setbacks and provision of Landscaped Open Space, the application needs to provide a Landscape Plan prepared by a qualified landscape consultant to indicate how the landscaping as proposed can be provided along with nominating species suitable to achieving the intent of the landscaping.

It is considered that in this instance, additional tree shrub and ground-cover planting to the front setback should be included in any landscape plan to assist in offsetting the minimal landscape provision to the side and rear setbacks.

It is also noted that the Western Elevation drawing indicates a retaining wall on the rear boundary to accommodate car-parking levels. If screen planting is to be provided along the rear boundary, the wall needs to be relocated to the edge of the car-park level to enable planting as indicated on the site plan.

It is recommended that a landscape plan be provided to address the issues raised above as there is currently insufficient detail to enable assessment of the proposal in relation to landscape issues.

Referral Body Recommendation

Recommended for refusal
DA2018/1146

Refusal comments

Recommended Landscape Conditions:

Nil.