

Landscape Referral Response

Application Number:	DA2021/0316
Date:	04/05/2021
Responsible Officer:	Julie Edwards
Land to be developed (Address):	Lot 1 DP 208183 , 69 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 for the demolition of existing structures, creation of an easement and torrens title subdivision.

The application is assessed by Landscape Referral against Warringah Development Control Plan 2011, including but not limited to the following clauses:

- C1 Subdivision
- E1 Preservation of Trees or Bushland Vegetation

The Statement of Environmental Effects indicates that no trees or vegetation are to be removed by the subdivision proposal. Existing native Gums of arboricultural value existing within the site. The subdivision plans show that the existing driveway is to be widened and a new driveway is part of the subdivision works to the other lot. Both driveways are in close proximity to existing native trees or occupy the footprint of the proposed driveway.

No arboricultural information is provided to assess the impact of the widened driveway works nor the proposed stormwater works to create an easement. If the proposed widened driveway and new driveway, as well as the proposed stormwater easement are part of the subdivision, then a Arboricultural Impact Assessment shall be provided as part of the application documents.

Landscape Referral are unable to continue the assessment until the abovementioned information is provided.

No indicative dwelling location is provided, and separate development applications on any future lot will require a Landscape Plan and a Arboricultural Impact Assessment.

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.