

Landscape Referral Response

Application Number:	DA2022/1431
Date:	29/09/2022
Responsible Officer:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 28219 , 635 Warringah Road FORESTVILLE NSW 2087 Lot 15 DP 212195 , 633 Warringah Road 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 application seeks consent for demolition works and construction of seniors housing.

The Arborist's Report prepared by Sydney Landscape Consultants and Landscape Plans prepared by Eximiadesign are noted.

The Arborist's Report indicates that 10 Exempt trees and 1 Non-Exempt tree within the site are to be removed to accommodate the proposed works.

The non-exempt tree T4 Melaleuca quinquenervia is located adjacent to the proposed driveway. The tree is allocated a Low significance rating and has been pruned to avoid powerlines in the road reserve. It is noted that the tree has been approved for removal under a separate development application.

All trees on adjoining land are to be retained.

The Landscape Plans indicate planting of 32 new trees across the site, including 6 native canopy trees, which is supported.

Concern is raised, however, with regard to the rear setback proposed for the development. The SEE indicates a 3m setback from the buildings, however scaled measurement off the plans provided indicate that parts of the buildings are located closer than 3m to the rear setback . Additionally, a large portion of the rear landscape planting is located within narrow garden beds (600mm) and comparatively low or narrow species, unlikely to provide an effective landscape buffer to the adjoining properties. (Fig 1).

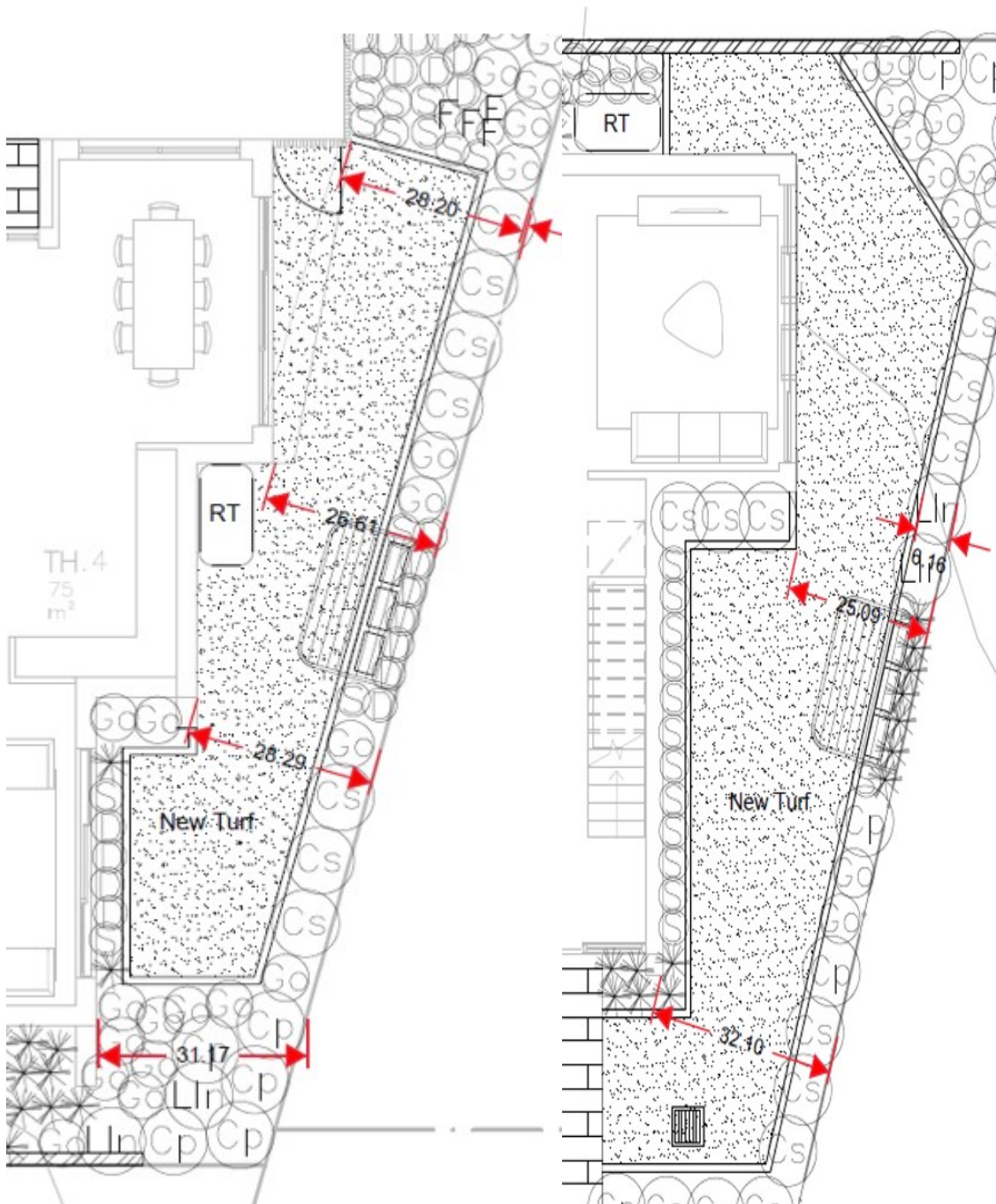


Fig.1 - Extract from rear planting plan indicating rear boundary offsets and garden width.

It is noted that the DCP requirement for rear setback is 6m.

In consideration of the above, the rear setback is considered too narrow to accommodate private open space and amenity planting in keeping with the character of the area and the provision of adequate buffer between the development and adjoining properties to the rear.

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.