

Landscape Referral Response

Application Number:	DA2023/1109
Date:	24/08/2023
Proposed Development:	Subdivision of one lot into three and alterations and additions to the existing development
Responsible Officer:	Jordan Howard
Land to be developed (Address):	Lot 17 DP 23118 , 39 Starkey 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

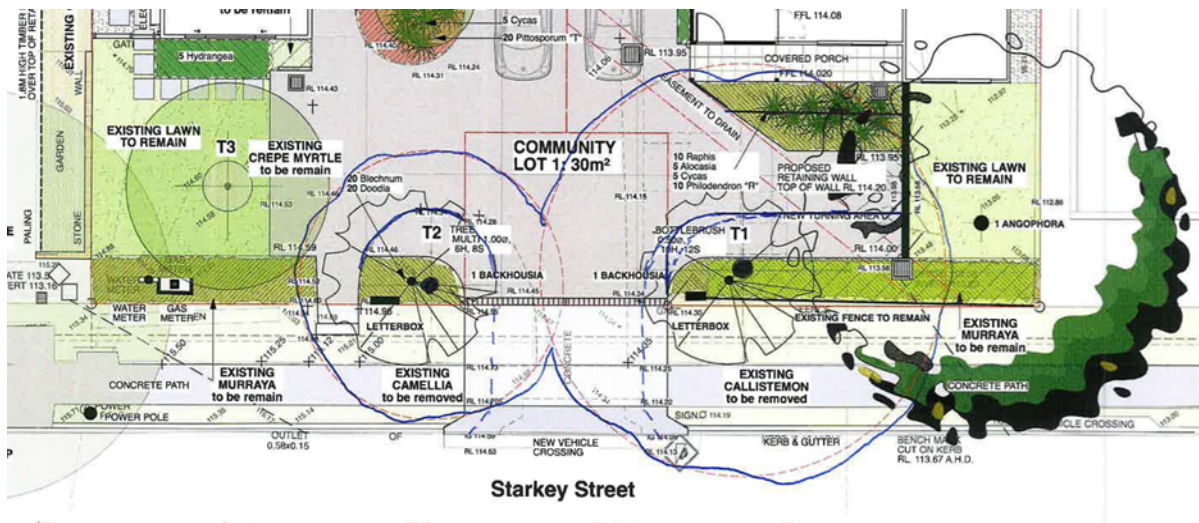
Officer comments

The application is assessed by Landscape Referral against Warringah Development Control Plan 2011 (WLEP), and the following Warringah Development Control Plan 2011 (WDCP) controls (but not limited to): C1 Subdivision; D1 Landscaped Open Space and Bushland Setting; and E1 Preservation of Trees or Bushland Vegetation.

The development application seeks consent for Community Title Land subdivision of the land from; one lot into two housing lots (lot 2 and lot 3), and one community lot (lot 1); associated subdivision works including vehicle access works and stormwater works; and alterations and additions to the existing dwelling.

An Arboricultural Impact Assessment (AIA) report is submitted and prepared for existing trees within 5 metres of proposed under under the subdivision proposal. Four existing trees are in proximity to proposed works and includes two prescribed trees (ie protected under the WDCP) and two exempt species. Landscape Plans are submitted with the application are based on proposed site plans and the available landscape areas, and include replacement tree planting and other landscape works, and includes the proposed retention of exempt species within the frontage of the proposed development.

Under a development application determination Council may impose conditions for retention of exempt species should the significance of the species be warranted. However in this instance this is not the case and the exempt species proposed for retention (T2 Golden Cane Palms and T3 Crepe Myrtle) do not provide adequate landscape amenity worthy of retention. Rather, Landscape Referral as assessed following a site review consider that retention of the two existing prescribed trees proposed for removal under this application should be preserved and protected. Existing trees T1 Bottlebrush and T2 Sasanqua are both located at the front boundary and provide softening of the existing built form and



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.