

Landscape Referral Response

Application Number:	DA2023/0868
Date:	17/08/2023
Proposed Development:	Demolition of existing dwelling and construction of a Seniors Housing Development.
Responsible Officer:	Claire Ryan
Land to be developed (Address):	Lot 44 DP 10648 , 39 Hay Street COLLAROY NSW 2097 Lot 45 DP 10648 , 41 Hay Street COLLAROY NSW 2097 Lot 46 DP 10648 , 43 Hay Street COLLAROY NSW 2097 Lot 43 DP 10648 , 37 Hay Street COLLAROY NSW 2097

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

Demolition of existing dwelling and construction of a Seniors Housing Development over four existing residential blocks.

The Arborist's report prepared by Complete Arborcare and Landscape Plans prepared by iScale are noted.

The Arborist's report indicates that 9 trees on the site are to be removed to accommodate the proposed works. This comprises all trees on the site.

However, the report does not identify all trees currently on the site, a number of trees presumably being exempt species under WDCP.

It is important to note that the quantum of vegetation to be removed across the sites is significant. Based on the Survey Plan, a total of 28 trees >5m height are to be removed to accommodate the proposed works.

The Landscape plans indicate replanting of 33 trees over the site. However, of these, 9 trees are indicated to be <5m height (hence exempt under WDCP) and 10 trees are exempt palm species.

The proposed tree planting to the Anzac Avenue front setback comprises 3 trees < 4m height (*Lagerstroemia indica* 'Souix', also an exempt species under WDCP), with narrow garden beds comprising largely monoculture planting of Lilly Pilly. It is considered that little by way of streetscape

integration will be provided by the proposed planting and planting areas.

Along the Hay Street frontage, the tree planting includes 10 exempt palm species (*Archontophoenix* sp.) and 4 exempt *Lagerstroemia* sp., <5m height. It is noted that 1 x *Angophora costata* and 2 x *Banksia serrata* are proposed at the southern end of the development, however, the majority of the Hay Street frontage comprises the exempt species which offer little by way of canopy to assist in integrating the proposal into the streetscape. The extent of ramped pathways along the Hay Street and Anzac Avenue frontages restricts the volume and type of planting that can be provided.

The plans indicate 3 relatively narrow grass areas between the paved terraces and stairs down to rear lawn at the rear of Apartments 4, 5 and 6. These areas are not considered to be viable or particularly useable and servicable areas and would be better either paved to the stairs or alter the design to have the stairs coming immediately off the terraces and provide a larger soft landscape area at the rear of the site.

The plans indicate fill to the rear of the apartments along the eastern portion of the site. It is unclear the proposed wall heights to these areas, however it is apparent that the rear terraces particularly to Apartment 1 and Apartment 4 will be elevated >1m above boundary levels, making these private open space areas quite visible from Anzac Avenue and properties to the east.

Two large native trees are proposed for removal at the southern end of the site. The trees are located close to boundaries, however the design proposed does not enable retention of the trees, though it is apparent that with amendments to the design, the trees may be able to be retained.

The proposal is therefore 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.