

Landscape Referral Response

Application Number:	DA2022/2105
Date:	09/02/2023
Proposed Development:	Demolition works and construction of an industrial building with basement car parking and tree removal.
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 120751 , 32 Orlando Road CROMER NSW 2099

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 an industrial building with basement car parking and tree removal.

Concern is raised with regard to landscape aspects of the proposal:

- Two High retention value trees to be removed from the rear of the property (Local native *Angophora costata*). Rear setback is Merit Assessment. The trees should be retained with a suitable rear setback, requiring a re-design.
- Front setback dominated by hard paved areas. Proposed landscape planting inadequate to address the intent of the control.
- A more generously planted 4.5m front landscape setback is required to provide for streetscape integration and transition to adjoining R2 Zone.
- Potential sites of Aboriginal significance assessment may need to be undertaken, the proposal should be referred to the AHO.
- Arborist's Report indicates that a tree (*Cinnamomum camphora* - Camphor Laurel Tree) located on the adjoining residential site is required to be removed to enable the development. The SEE indicates that consent for the adjoining owner has been obtained, however no consent in writing was located. Written consent from the adjoining owner is required.

At this stage the proposal is not 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.