

Landscape Referral Response

Application Number:	DA2019/0087
Date:	29/05/2019
Responsible Officer:	Daniel Milliken
Land to be developed (Address):	Lot 5 DP 25713 , 8 Gladys Avenue FRENCHS FOREST NSW 2086

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 plans indicate a large proportion of the southern side of the site is comprised if hard paving to accommodate vehicular access, pedestrian access and parking.

This leaves little by way of meaningful soft landscape to soften the building bulk and scale and is atypical of the local character of buildings set in landscape surroundings.

The proposal is therefore not considered to be in keeping with the local character and streetscape.

It is noted that the rear of the site incorporates above ground detention basin, designed for water capacity to 700mm deep.

This appears to limit the provision of taller shrubs and trees to assist with further integrating the proposal to the local character and provide amenity for adjoining residents and limits the useability of the land for resident use.

A footpath is proposed to provide public access along Gladys Ave. No assessment of impacts on existing trees along the path route has been provided. Impacts should be addressed via the provision of an Arborist's Report prepared by a consulting Arborist with minimum qualification AQF level 5.

At this stage, the proposal is not supported with regard to landscape issues. If additional information is provided, further assessment can be undertaken.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.