

Landscape Referral Response

Application Number:	DA2018/1146
Date:	07/11/2018
Responsible Officer:	Julie Edwards
Land to be developed (Address):	Lot 1 DP 27562 , 12 Naree Road 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

Additional information comment 7/11/2018

Additional Information including a Landscape Plan is noted.

The plans indicate a narrow garden bed to the rear boundary which is considered to be unsuitable to accommodate the proposed screen planting (Approximately 400mm). It is recommended that a minimum width of 800mm be provided. There would appear to be sufficient space in the carriageway between the car-park bays and the bin storage area (7.9m) to enable a wider garden to be accommodated.

Recommended conditions included below.

Original Comment

The plans provided indicate that virtually all of the rear and side setbacks are to be used for access and parking. It is noted that the majority of the front setback is to be retained, including a mature tree. No survey plan was sighted with the application, making assessment of existing features and relative levels pre and post development difficult.

The Site Plan indicates 'Proposed Landscape' to narrow beds along the northern boundary (approximately 450mm wide) and western boundary (approximately 330mm wide), with a slightly wider planting area (approximately 700mm wide) along the eastern boundary.

In view of the considerable non-compliance with WDCP relating to side setbacks, rear setbacks and provision of Landscaped Open Space, the application needs to provide a Landscape Plan prepared by a qualified landscape consultant to indicate how the landscaping as proposed can be provided along with nominating species suitable to achieving the intent of the landscaping.

It is considered that in this instance, additional tree shrub and ground-cover planting to the front setback should be included in any landscape plan to assist in offsetting the minimal landscape provision to the side and rear setbacks.

It is also noted that the Western Elevation drawing indicates a retaining wall on the rear boundary to accommodate car-parking levels. If screen planting is to be provided along the rear boundary, the wall needs to be relocated to the edge of the car-park level to enable planting as indicated on the site plan.

It is recommended that a landscape plan be provided to address the issues raised above as there is currently insufficient detail to enable assessment of the proposal in relation to landscape issues.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Amended Plans - Rear setback

Plans are to be amended to provide a minimum 800mm wide garden bed along the rear of the property, between the car parking area and the boundary.

Amended plans are to be submitted to the Certifying Authority for approval prior to issue of a construction certificate.

Reason: Environmental amenity(DACLACPCC1)

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree protection

(a) Existing trees which must be retained

- i) All trees not indicated for removal on the approved plans, unless exempt under relevant planning instruments or legislation
- ii) Trees located on adjoining land

(b) Tree protection

- i) No tree roots greater than 50mm diameter are to be cut from protected trees unless authorised by a qualified Arborist on site.
- ii) All structures are to bridge tree roots greater than 50mm diameter unless directed otherwise by a qualified Arborist on site.
- iii) All tree protection to be in accordance with AS4970-2009 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures.
- iv) All tree pruning within the subject site is to be in accordance with WDCP2011 Clause E1 Private Property Tree Management and AS 4373 Pruning of amenity trees
- v) All tree protection measures, including fencing, are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site. (DACLAD01)

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Required Planting

Planting shall be installed in accordance with the following schedule:

No. Required.	Species	Location	Minimum Pot Size
All trees, shrubs and groundcovers	As indicated on Landscape Plan Dwg No. LPDA 19-93/1 Rev. B dated 23.10.18 prepared by Conzept Landscape Architects	As indicated on the Landscape Plan	As indicated on the Landscape Plan

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To maintain environmental amenity. (DACLAF01)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Landscape maintenance

- i) Trees shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilized as required at the time of planting.
- ii) If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan.

Reason: To maintain local environmental amenity