

Landscape Referral Response

Application Number:	DA2023/1107
Date:	25/09/2023
Proposed Development:	Change of use and alterations and additions to Office C for the purpose of a child care centre and landscaping
Responsible Officer:	Nick Keeler
Land to be developed (Address):	Lot 1 DP 1282038 , 4 - 8 Inman 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 proposal is not supported with regard to landscape issues.

It is noted this property has undergone many applications since DA2019/1346 was approved. Upon review of the subsequent applications the original landscape character has mainly remained as approved. It is noted this application seeks to change the landscape character and streetscape amenity provided along Inman Road, and approved under DA2019/1346.

Landscape Referral raises the following concerns:

- The Tree Risk Assessment provided with the application does not comment on the impact of proposed works to the trees which are to be retained. Artificial turf will almost entirely impact structural root zones and tree protection zones, and sandstone flagging will impact tree protection zones; comment in the form of an Arboricultural Impact Assessment (AIA) is required (refer to Council's DA Lodgement Requirements under AIA Report for more information). Landscape Referral notes compaction of subgrade is normally required for artificial turf and sandstone flagging which would significantly alter the permeability within the tree protection zones. The Arborist shall outline the tree sensitive construction methodology required to mitigate impact to existing trees to be retained and provide comment that the landscape proposal is acceptable in terms of tree protection/retention.
- The Tree Risk Assessment shows 6 trees to be removed and the plans show 10 trees to be removed; please coordinate and clarify. Trees that have previously been removed shall be identified to avoid confusion.
- Landscape Referral questions the suitability of a childcare play area under mature Eucalyptus species and raises concerns that construction impacts and ongoing risk may eventually require the removal of the entire mature canopy in this area, if the application is approved.

- Upon visiting site it is noted the landscaped buffer along the western boundary, approved under DA2019/1346 and slightly modified under MOD2022/0452, has been installed to some capacity. It is noted the proposed plans state that the existing fence will be removed and replaced. To help maintain the streetscape character approved under DA2019/1346 it is suggested that the existing newly planted vegetation be retained and the new fencing be installed along the inside (eastern side) of the newly planted vegetation.
- This application shows 6-10 trees to be removed and the Landscape Plan provided is unclear as to how many trees are proposed as replacements. Please clearly provide species selection, location, quantities, mature heights and pot sizes for all planting; refer to Council's DA Lodgement Requirements under Landscape Plans for more information.

Landscape Referral can continue the assessment upon receipt of further information.

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.