

Landscape Referral Response

Application Number:	DA2024/1303
Date:	26/11/2024
Proposed Development:	Two (2) staged redevelopment of the Forestville RSL club involving the construction of a registered club and fifty five (55) independent living units and ancillary uses
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 11 DP 626916 , 11 / 0 Melwood Avenue FORESTVILLE NSW 2087 Lot 31 DP 366454 , 20 Melwood Avenue FORESTVILLE NSW 2087 Lot 2589 DP 752038 , 22 Melwood Avenue FORESTVILLE NSW 2087

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.

The application is assessed by Landscape Referral against SEPP Housing 2021, Seniors Housing Design Guide (2023), Warringah Local Environmental Plan (WLEP) 2011, and the Warringah Development Control Plan (WDCP) 2011.

Landscape referral cannot support the application in its current form due to the concerns outlined below. The comments have been broken down into general site comments, the club building, and the residential buildings (buildings 1, 2, and 3).

General site comments

Compliant landscaped area and deep soil is deficient:

- Landscaped area and deep soil calculations (drawing DA_A_053) include areas of synthetic grass, softfall, a pickleball court, paving, decking, carpark, and decomposed granite which do not form part of the landscaped area or deep soil calculations,
- A minimum dimension of 3 metres is not achieved for deep soil zones with the exception of deep soil along Melwood Avenue,

- There is no indication on the plans of soil depth for planters on structure (in particular for the landscaped areas above the basement contributing to the landscaped area calculations).

Please refer to the definition of landscaped area under WLEP, and WDCP Part D1 Requirements 1.a)-d) for what can be included in the landscaped area calculations.

Club building comments

Eastern boundary interface:

- No significant landscaped area is proposed in the front setback to Melwood Avenue. It is suggested the parking along the front boundary is removed and replaced with planting to help soften the bulk and scale of the development (a better outcome was proposed under PLM2022/0218). This larger landscaped area could be terraced which would reduce the visual impact of the proposed retaining wall along the Melwood Avenue boundary in this area (as shown on Eastern Building Elevation drawing DA_A200) and improve the streetscape aesthetic,
- It is suggested the OSD be relocated under road or at a depth that allows sufficient soil depth above for landscape,
- Landscape referral raises concerns that the significant walls which extend into the road reserve, adjacent to the proposed driveways, impact the streetscape; however, comment is deferred to the relevant referral team regarding the walls impact to the functioning of the street and pedestrian pathways,
- Three street trees are proposed to be removed for the driveways which is not supported. Refer to the Arboricultural Impact Assessment for each trees significance and reconsider the alignment of the driveways. As a general rule street trees are not supported for removal if alternate design options are available.

Southern boundary interface:

- No landscaped areas are proposed in the southern boundary setback which is not supported (a better outcome was proposed under PLM2022/0218),
- There is a nil basement setback to this boundary which impacts the ability to soften the southern elevation of the built form (retaining wall and building combined) with deep soil planting,
- The proposal relies on adjoining land to soften the bulk and scale of the development which is not supported and it is suggested that a vegetated buffer of at least 3 metres be provided along this boundary. Deep soil areas for this buffer should be explored.

Western boundary interface:

- The landscaped areas proposed are insignificant and the planting does not soften the western elevation of the built form which appears as a large expanse of blank wall (as shown on Western Building Elevation drawing DA_A200). The basement setback does not allow for deep soil planting,
- The proposal relies on adjoining land to soften the bulk and scale of the development which is not supported and it is suggested that a vegetated buffer of at least 3 metres be provided along this boundary. Deep soil areas for this buffer should be explored.

Residential buildings comments

Eastern boundary interface:

- Landscape referral mainly supports this interface and setback to Melwood Avenue; however, the available deep soil should be utilised with the inclusion of some large native tree planting (13-18m height).

Northern boundary interface:

- The programmed activity spaces diminish the ability to provide a sufficient vegetated buffer to the adjoining R2 zoned land. The available landscaped areas appear to be squeezed into leftover spaces. It is suggested a 3 metre wide deep soil/landscaped area be provided along the boundaries abutting R2 zoned land and shall be sufficiently planted with trees, shrubs and groundcovers.

Western boundary interface:

- The programmed activity spaces diminish the ability to provide a sufficient vegetated buffer to the adjoining public land. It is suggested a 3 metre wide deep soil/landscaped area be provided along the boundaries abutting the public land and shall be sufficiently planted with trees, shrubs and groundcovers.

Landscape referral can continue their assessment when the above concerns have been addressed.

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.