

## Landscape Referral Response

<b>Application Number:</b>	DA2018/0149
<b>Date:</b>	29/03/2018
<b>Responsible Officer:</b>	Anthony Powe Landscape Assessment
<b>Land to be developed (Address):</b>	Lot 2211 DP 752038 , 60 Binalong Avenue ALLAMBIE HEIGHTS NSW 2100 Lot 2223 DP 752038 , 60 Binalong Avenue ALLAMBIE HEIGHTS NSW 2100

### 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 site presents some constraints to development in terms of proximity to the watercourse and asset protection zone in the east of the site.

The design presented addresses those constraints, however this in turn seems to present some difficulty in the integration the proposal to the streetscape, particularly along Nargong Road and Jennifer Avenue.

Binalong Road setbacks at 6.5 metres provide good space for soft landscape treatments forward of that frontage of the building.

The Jennifer Ave frontage reduces the setback to 3.5 metres as a secondary frontage setback. However the plans indicate that within this setback is located the 'Primary Outdoor Area' and an entry footpath. The plans are unclear on the treatment of this area, though graphically indicate table and seating arrangements which suggest open, possibly paved area for use as the stated 'primary outdoor area'.

The location of this component is not supported as it is arguably the most prominent part of the site being on the corner and being at the highest part on the site. Clearly this reduces the opportunity for soft landscape to provide for softening of bulk and scale and integration of the building into the streetscape.

Similarly, the Nargong Rd frontage setback is seemingly not comprised of soft landscape solely with plans indicating bin holding area, outdoor seating areas off Beds 12 & 13 and openings out onto the area from Beds 10, 11 and the Common Area. (Refer to Ground Plan Dwg No. DA102).

In order for the proposal to integrate into the streetscape, the 3.5 metre setbacks should be heavily landscaped and other uses required by the development setback beyond these areas.

The Binalong Ave road verge in particular is currently heavily vegetated and steeply sloped. The plans do not address how these areas are to be treated. Removal of the existing vegetation would considerably open up the views into the site. Consideration should be given to landscape treatments of the steep embankments around the site to assist with integration and maintenance of the streetscape character currently provided. Ongoing maintenance responsibilities would be required to be carried out by the operators of the site if this was pursued.

As a minimum, street trees around the site in the road reserves should be provided and indicated on the landscape plans.

The retention of the *Glochidion ferdinandi* (Cheese Tree) in the rear yard and additional planting indicated is supported at the rear of the site, though it is noted that due to bush-fire management requirements the rear landscape comprises trees and ground-cover only.

The Flora and Fauna and Arboricultural assessments indicates that several trees to be removed are not prescribed trees under Council's Planning controls. Clause E1 of WDCP indicates that all trees are prescribed trees for the purposes of the control. Whilst there are some trees that are exempt from requiring Council consent to remove, this certainly doesn't apply to *Ficus rubiginosa* identified for removal and identified as not being a prescribed tree. Notwithstanding the above, the tree removals indicated are not considered to be of such significance that retention is required subject to replanting of trees as indicated on the Landscape Plan, with the exception of the *Eucalyptus (sic) citriodora* indicated on the plans, which should be replaced with *Angophora costata*, a local native tree species.

### **Referral Body Recommendation**

Recommended for refusal

### **Refusal comments**

### **Recommended Landscape Conditions:**

Nil.