

Landscape Referral Response

Application Number:	DA2019/1235
Date:	13/11/2019
Responsible Officer:	Adam Urbancic
Land to be developed (Address):	Lot 3 DP 29003 , 1 Tingira Place 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 indicates an elevated secondary dwelling facing the street. No landscape plan was sighted with the application.

In view of the impact on the streetscape of the elevated building, it is recommended that a landscape plan be required for this development.

Comments in the Pre-Lodgement Meeting notes identified such:

No trees appear to be affected by the proposed secondary dwelling and pool, however, a landscape plan would be required for the development indicating how the structures are proposed to be integrated into a landscaped setting and in harmony with the streetscape.

At this stage, the proposal cannot be supported with regard to landscape issues. However if additional information can be provided, further assessment can be made.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.