

## Landscape Referral Response

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|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b>             | DA2023/0172                                                                                                                                                                                                                                            |
| <b>Date:</b>                           | 19/04/2023                                                                                                                                                                                                                                             |
| <b>Proposed Development:</b>           | Demolition works and construction of a multi-dwelling housing development comprising of 30 townhouses and basement car parking                                                                                                                         |
| <b>Responsible Officer:</b>            | Adam Croft                                                                                                                                                                                                                                             |
| <b>Land to be developed (Address):</b> | Lot 16 DP 25713 , 7 Gladys Avenue FRENCHS FOREST NSW 2086<br>Lot 171 DP 849591 , 5 Gladys Avenue FRENCHS FOREST NSW 2086<br>Lot 172 DP 849591 , 5 A Gladys Avenue FRENCHS FOREST NSW 2086<br>Lot 19 DP 25713 , 1 Gladys Avenue 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

The proposal is not supported with regard to landscape issues.

The application is assessed by Landscape Referral against the relevant Warringah Local Environmental Plan 2011 clauses and the Warringah Development Control Plan 2011 controls.

Landscape Referral cannot support the application in its current form due to the following concerns:

- Tree removal and retention;
  - the following trees are exempt and no concern is raised with their removal; trees 3, 10, 18, 20, 22, 23, 25-28, 38-41, 43-48, 50, 53-55,
  - concern is raised as the application does not propose to retain any significant native trees within the property boundary which contradicts the WDCP 5.2.8 Objective B "*To retain existing trees, encourage new tree plantings and maximise deep soil areas*", and Requirement 2 "*Development must retain and protect any significant trees on the site and adjoining sites*",
  - existing significant native trees must be used as a design constraint and influence design outcomes, and in particular more consideration shall be given to the retention of trees 11, 12, 14, 15, 24, 30, 31, and 32. The OSD (location or shape), the configuration of the dwellings in the north-east corner, and the driveway location (can the driveway be

located adjacent to street tree 4?) should be further developed with the retention of majority of the aforementioned trees in mind,

- non-destructive tree root investigations can be completed by the Arborist to help determine acceptable encroachment in tree protection zones,
- trees 7, 8 and 9 are located on the neighbouring property and must be retained,
- tree group G1 shall not be removed if located on the neighbouring property (provide clarification),
- Insufficient landscaped area;
  - The landscaped area calculations include areas of gravel which do not satisfy the requirements of landscaped area as defined under WLEP. The definition of landscaped area is "...a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area". More consideration shall be given to achieving the 45% landscaped area,
  - Landscape Referral calculates the approximate landscaped area at 29%, which includes non compliant widths but does not include any gravel area.

Further comment can be provided regarding the Landscape Plan once amendments considering the above concerns are received. The following comments shall be incorporated into any amended plans after the significant concerns above are resolved:

- the proposed *Tristaniopsis laurina* 'Luscious', adjacent to the southern common boundary of 3 Gladys Ave, are supported and shall be centrally located within the available deep soil area, and the clotheslines relocated to ensure the landscaped buffer is successful,
- similarly, the proposed *Backhousea myrtifolia*, adjacent to the eastern boundary, shall be substituted with *Buckinghamia celsissima* and shall be centrally located within the available deep soil area, and the clotheslines relocated to ensure the landscaped buffer is successful,
- substitute all *Eucalyptus scoparia* as it is on Council's exempt species list; suggested alternatives *Corymbia gummifera*, *Eucalyptus botryoides*, *Eucalyptus haemastoma*, *Eucalyptus pilularis*, *Eucalyptus piperita*, *Eucalyptus sieberi*, *Eucalyptus umbra*,
- substitute the *Corymbia ficifolia* 'Wildfire', along the southern boundary, with *Elaeocarpus eumundii* or *Elaeocarpus reticulatus* and plant on the southern side of the proposed fence,
- substitute the *Acacia floribunda*, along the northern common boundary of 3 Gladys Ave with *Tristaniopsis laurina* 'Luscious'.

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.