

## Landscape Referral Response

<b>Application Number:</b>	DA2019/0988
<b>Date:</b>	11/10/2019
<b>Responsible Officer:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 7 DP 1020015 , 49 Frenchs Forest Road East 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 Landscape Plans submitted with the application are noted.

The plans are not considered to adequately address the local planning controls, particularity in relation to the side setback treatment and setback to the main road (Warringah Road). The controls envisage high quality landscape treatment for a business park and dense native planting to the landscape setback areas to enable integration with the streetscape and surrounding development.

The plans indicate extensive areas of turf and few local native canopy tree and taller shrub species in the treatments.

At this stage the proposal is not supported with regard to landscape issues. If additional information addressing the concerns raised above is submitted, further assessment can be made.

Relevant Controls:

#### Zone B7 Business Park

1 Objectives of zone

- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To create business park employment environments of high visual quality that relate favourably in architectural and landscape treatment to neighbouring land uses and to the natural environment.
- To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of adjoining or nearby residential land uses.

## **D1 Landscaped Open Space and Bushland Setting**

Applies to Land

This control applies to land shown on DCP Map Landscaped Open Space and Bushland Setting.

Objectives

- To enable planting to maintain and enhance the streetscape.
- To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.
- To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.
- To enhance privacy between buildings.
- To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.
- To provide space for service functions, including clothes drying.
- To facilitate water management, including on-site detention and infiltration of stormwater.

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Requirements

1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:

- a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;
- b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;
- c) Landscaped open space must be at ground level (finished); and
- d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.

2. Where land is shown on DCP Map Landscaped Open Space and Bushland Setting as “Bushland Setting”, a minimum of 50% of the site area must remain undisturbed by development and is to be kept as natural bushland or landscaped with locally indigenous species.

3. In Cottage Point the relationship of the locality with the surrounding National Park and Cowan Creek waterway will be given top priority by enhancing the spread of indigenous tree canopy and protecting the natural landscape including rock outcrops and remnant bushland.

## **D9 Building Bulk**

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To encourage good design and innovative architecture to improve the urban environment.
- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

Requirements

1. Side and rear setbacks are to be progressively increased as wall height increases.
2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.
3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular:

The amount of fill is not to exceed one metre in depth.

Fill is not to spread beyond the footprint of the building.

Excavation of the landform is to be minimised.

4. Building height and scale needs to relate to topography and site conditions.
5. Orientate development to address the street.
6. Use colour, materials and surface treatment to reduce building bulk.
7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.
8. Articulate walls to reduce building mass.

#### **B14 Main Roads Setback**

Relationship with other setback controls

Where land is subject to this Main Roads Setback and is also subject to a front building setback, a rear building setback or a side building setback, this control shall prevail to the extent of any inconsistency.

Applies to Land

This control applies to land shown on DCP Map Main Roads Setback.

Objectives

- To provide a densely landscaped buffer between the development and the main road/s.
- To enhance the aesthetic quality of main roads.

Requirements

1. Development is to be set back the minimum indicated on the DCP Map Main Road Setbacks. The measurement is to be made perpendicular to the property boundary to the main road.
2. On land where the main roads setback is 30 metres, the front setback area:

- a) must be densely landscaped using locally occurring species of canopy trees and shrubs; and
- b) no signs are to be erected in the 30 metre front setback area.

Exceptions

Ground level car parking may be permitted between 15 and 30 metres from the road boundary provided views of the car park area, from the main road, are screened by landscaping.

#### **Referral Body Recommendation**

Recommended for refusal

#### **Refusal comments**

#### **Recommended Landscape Conditions:**

Nil.