

## Landscape Referral Response

<b>Application Number:</b>	Mod2021/0793
<b>Date:</b>	04/11/2021
<b>Responsible Officer:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 101 DP 1209504 , 5 Skyline Place 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

Concern is raised regarding proposed modifications to landscape works along the Skyline Place boundary and at the rear of the site, adjoining the carpark of the site behind.

The Landscape Plans indicate reduction of approved soft landscaping in the setback to Skyline Pl. replaced with what appears to be an extended terrace adjacent to the commercial component (Figs. 1 and 2 below). Whilst the plans indicate terraced planters on the boundary, it is considered that the loss of approved deep soil planting in this setback area (Fig. 3) reduces the opportunity for softening of the built form, and reduction in provision of canopy trees commensurate with the bulk and scale of the building and the existing streetscape.

It is noted that the Architectural Plans do not indicate the need for the extended terrace, though other modifications are clearly annotated.

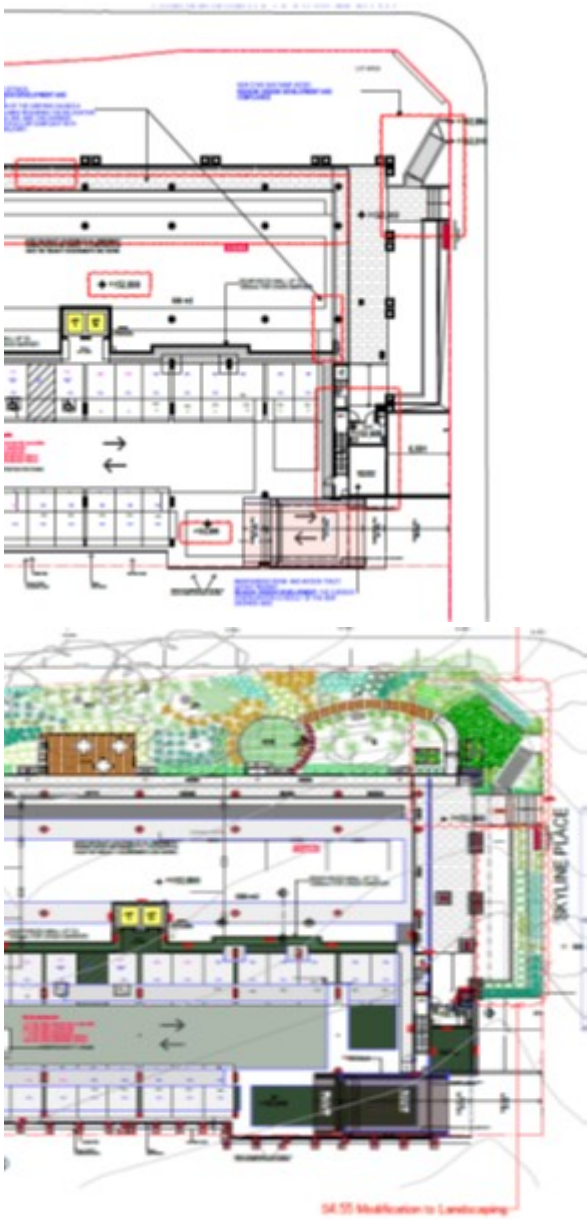


Fig. 1 Mod Architectural Plans with terrace to Skyline PI. Fig 2. Mod Landscape Plan with terrace to Skyline PI.

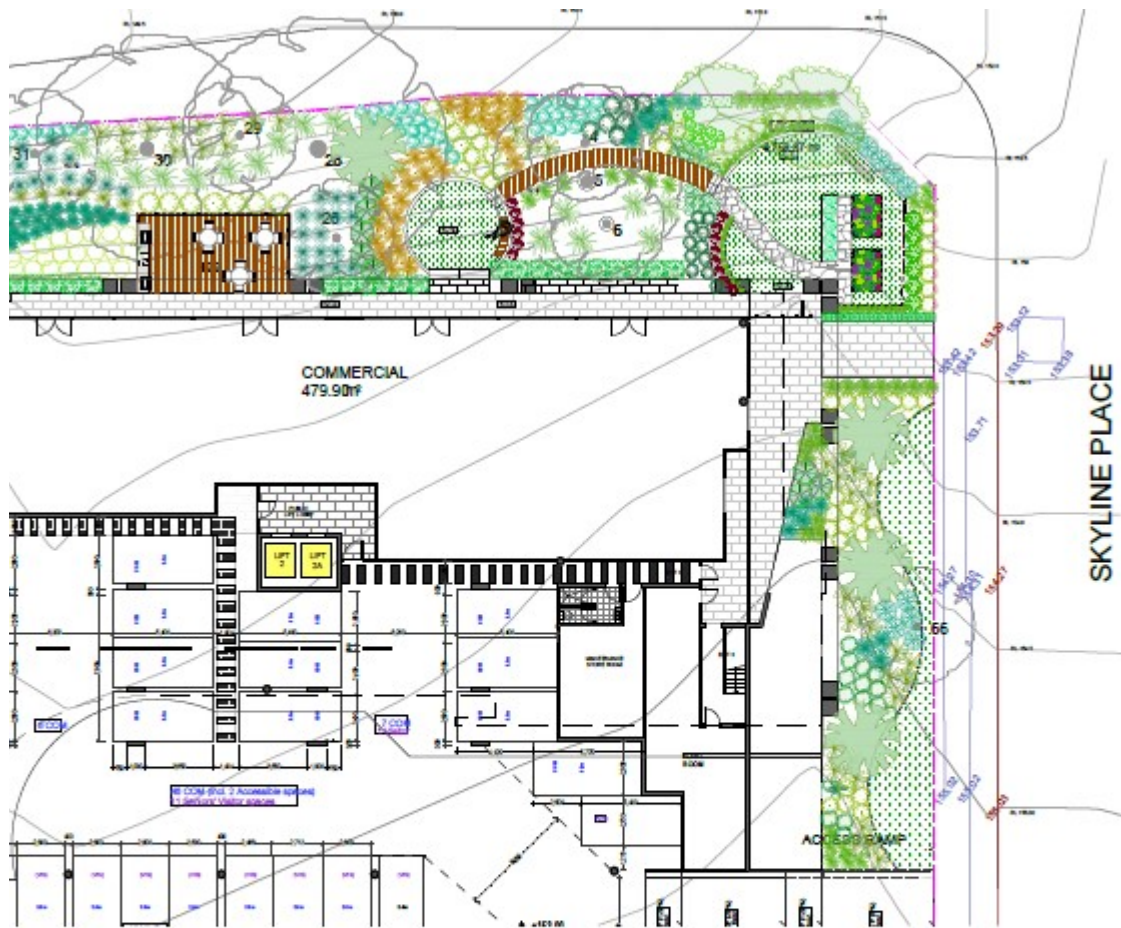


Fig. 3 Current approved deep soil landscape to Skyline Pl.

The plans indicate increase of parking bays at the rear of the site to service the commercial component (Fig 5). Provision of these bays deletes previously approved soft landscaping indicated on the approved and 'landscape buffer', providing relief between the sites and the approved carpark on the adjoining site. (Fig. 4)

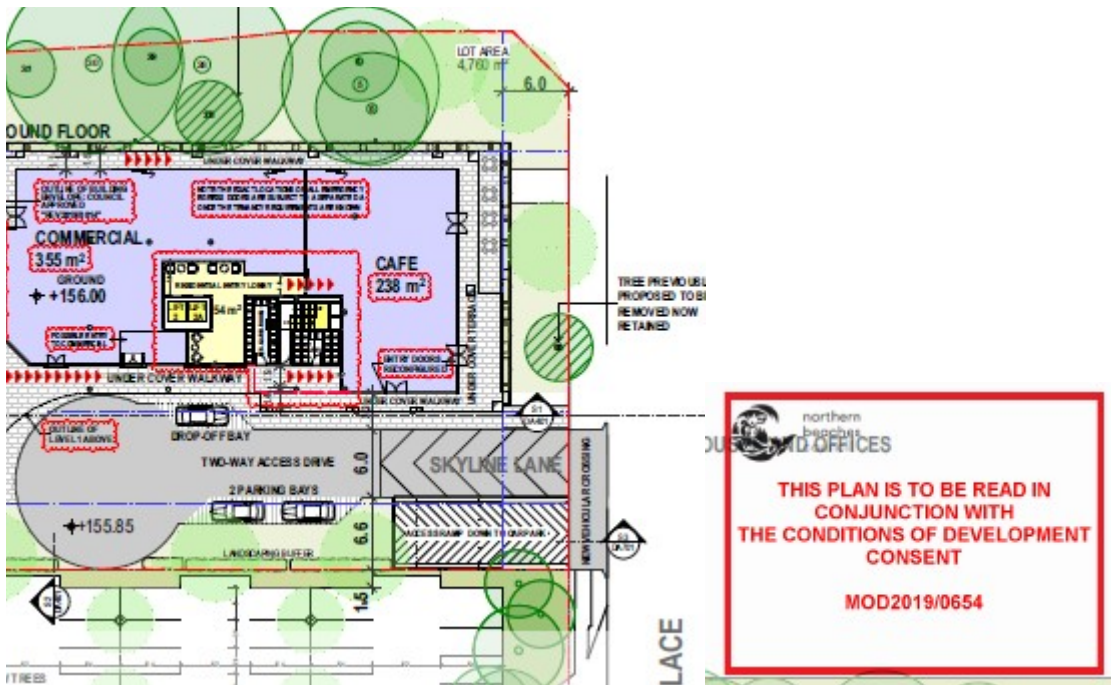


Fig. 4 Approved parking bays and soft landscape at rear of site.

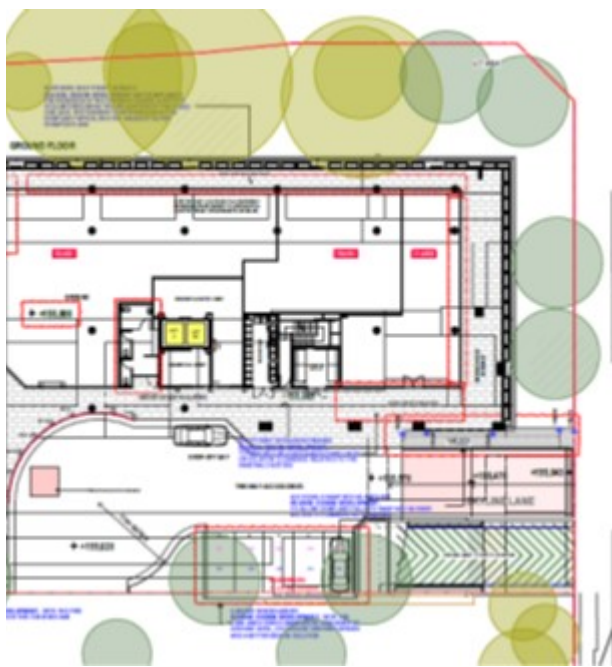


Fig. 5 Mod Plan indicating increased parking and deletion of approved landscaping.

The proposed modifications as described above are not supported with regard to landscape issues as the built form and hard components are extended at the cost of approved soft landscape works that were considered important in maintaining existing and desired character and providing softening of the significant built form.

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.