

Landscape Referral Response

Application Number:	DA2024/0499
Date:	11/12/2024
Proposed Development:	Demolition works and construction of three residential flat buildings
Responsible Officer:	Adam Croft
Land to be developed (Address):	<p>Lot 1 DP 213608 , 120 Frenchs Forest Road West FRENCHS FOREST NSW 2086</p> <p>Lot 2 DP 213608 , 118 Frenchs Forest Road West FRENCHS FOREST NSW 2086</p> <p>Lot 14 DP 25713 , 11 Gladys Avenue FRENCHS FOREST NSW 2086</p> <p>Lot 24 DP 25713 , 116 Frenchs Forest Road West FRENCHS FOREST NSW 2086</p>

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 regards to landscape issues.

Additional Information Comment 11/12/24:

The amended reports and plans are noted.

Landscape referral remains unsupportive due to the following concerns:

- The balconies proposed in the front 3.5 metre setback of Building A are not supported. This front setback should "*...be landscaped and free of any structures, basements, car parking or site facilities other than driveways, mail boxes, garbage storage areas and fences*" as outlined in WDCP 5.2.3 and 5.2.8. The 3.5 metre setback is required to be primarily landscaped area to allow for planting to help soften the scale of the development.
- The western side setback of Building A and the eastern side setback of Building B are compromised where egress stairs are located. Building A and B are 7 storeys and the areas around the egress not having any significant planting is not an acceptable solution. It is noted the desired future character is for an "urban forest" and "making a feature of the forest" which necessitates significant tree planting between built forms. Greater tree planting in these areas will help offset the large tree (12 metre height and above) canopy loss proposed.

- The Arboricultural Impact Assessment (AIA) does not provide justification for the removal of tree 4 other than that the encroachment is 11.5%. This encroachment almost meets the minor encroachment threshold of 10% so unless otherwise justified tree 4 shall be retained. Complete root investigations if necessary.
- The AIA shows tree 33a with a 0% tree protection zone encroachment. The plans show encroachment into the tree protection zone and structural root zone by balcony and stairs. Further comment is to be provided by the Arborist as this tree shall be retained.
- Trees 78, 79, 82, and 83 are proposed for removal. The Survey Plan shows tree 83 located on the neighbouring property and as such it must be retained unless owners consent is provided for its removal. Trees 78, 79, and 82 are co-located on the boundary, therefore owners consent is required from the neighbouring property owner for their removal, otherwise they must be retained. No concerns are raised with the removal of these trees should owners consent be provided; however, it is noted that the adjoining property owner does not have any obligation to consent and may choose to not provide an agreement. If these trees are to be retained their retention shall be supported by commentary from the Arborist.
- Continue the mass planting (minimum 2.5 metre width) behind the the structure shown in the eastern setback communal open space between Building B and Building C.
- Clarification is required for the bin storage area layout and structure on the Gladys Avenue frontage. The Traffic Impact Assessment shows swept paths for a Council waste truck entering the property (Attachment 4 sheet 2 of 9). From conversations with Council's Waste Services team it is understood that the waste truck will not be required to access the property, rather a wheel in wheel out service will be provided with the truck parked on Gladys Avenue. If the wheel in wheel out service is provided the 'trafficable turf' and waste truck parking area shown on the plans will not be required and shall be replaced with mass planting (including at least one additional large tree). This planting will soften any proposed structure when viewed from Gladys Avenue and help establish a landscape setting for this frontage, as required under WDCP.

Original Comment:

Clarification is required for the bin storage area layout and structure on the Gladys Avenue frontage. The Traffic Impact Assessment shows swept paths for a Council waste truck entering the property (Attachment 4 sheet 2 of 13). From conversations with Council's Waste Services team it is understood that the waste truck will not be required to access the property, rather a wheel in wheel out service will be provided with the truck parked on Gladys Avenue. Landscape referral notes Council's Waste Services request for more information on the bin storage area structure. If the wheel in wheel out service is provided the 'trafficable turf' area shown on the plans will not be required and shall be replaced with mass planting (including one additional tree). This planting will soften any proposed structure when viewed from Gladys Avenue and help satisfy the landscape requirements under the WDCP.

Trees 82 and 83 are proposed for removal. The Survey Plan shows tree 83 located on the neighbouring property and as such it must be retained unless owners consent is provided for its removal. Tree 82 is co-located on the boundary, therefore owners consent is required from the neighbouring property owner for its removal, otherwise it must be retained. If these trees are to be retained their retention shall be supported by commentary from the Arborist.

Landscape referral is generally supportive of the overall landscape proposal subject to the following amendments:

- *The structure shown in the eastern setback communal open space between Building B and Building C shall be relocated to allow a continuation of planting along the eastern boundary in the available deep soil area,*

- *Substitute 1 x Acmena smithii to the north of Building A with 1 x Angophora costata,*
- *Substitute 3 x Acmena smithii to the east of Building B with 3 x Angophora costata.*

Landscape referral notes the request for further information by Council's Bushland and Biodiversity team, and as such further comment regarding trees will be provided upon receipt and review of this information.

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.