

Landscape Referral Response

Application Number:	DA2019/0382
Date:	14/06/2019
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot 100 DP 592389 , 312 Warringah Road 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 proposed plans and accompanying Landscape Plans are noted.

Whilst no objections are raised in general terms, several issues require clarification or amendment.

- The Landscape Plans show hedge planting within the Warringah Road road reserve. All such planting should be located within the site.
- Each dwelling will be required to provide 2 trees, 1 x front yard and 1 x rear yard.. The trees will be required to be capable of attaining a minimum height of 8 metres at maturity.
- The plans indicate retaining walls adjacent to trees on adjoining properties. Of particular concern are the large trees adjacent to the eastern and western sides of the site near the Warringah Road frontage. Preliminary assessment indicates that the proposed level changes will be within the Tree Protection Zone and Structural Root Zone of the trees, having the potential to destabilise the trees or lead to decline due to root loss. An Arborist's Report is required assessing the impacts of the works on the trees with remedial measures to address any issues identified in the report.

At this stage, the proposal is not supported with regard to landscape issues. If additional information is provided, additional assessment can be undertaken.

Referral Body Recommendation

Recommended for refusal
DA2019/0382

Refusal comments

Recommended Landscape Conditions:

Nil.