

## Landscape Referral Response

<b>Application Number:</b>	Mod2022/0413
<b>Date:</b>	03/11/2022
<b>Responsible Officer:</b>	Adam Susko
<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

#### Additional Information and Amended Plans comment 3/11/2022

The information provided by the applicant is noted. Clarity has been provided regarding the requirements of Ausgrid for landscape works around the sub-station and access requirements.

An amended set of Landscape Plans (Rev B dated 28/10/22 prepared by Arcadia) are noted and supported as an acceptable landscape outcome with regard to the service authority requirements.

No objections are raised to the landscape works as indicated on Landscape Plans Rev B dated 28/10/22 prepared by Arcadia. Landscape Plan references should be updated in Conditions of Consent if the Modification is to be supported.

With regard to Conditions of Consent for DA 2019/1419 affected by this modification, it would also appear that Condition 19 would now no longer be required if the Modification is to be supported.

#### **19. Amended Plans - Landscape**

*Landscape Plans are to be amended to replace the 4 x Waterhousia floribunda and 4 x Stenocarpus sinuatus trees indicated in the setback to Warringah Road with eight locally native tree species capable of attaining a minimum height of 15 metres at maturity with minimum pot size of 75 litres.*

*Reason: Environmental amenity*

#### Original Comment

The Modification proposes significant amendment to the approved landscape works, particularly along the Warringah Road frontage and the eastern boundary.

The SEE indicates that the removal of trees, shrubs and groundcovers from the approved plans is required to accommodate access for Ausgrid. It is also apparent that the detention tank has doubled in

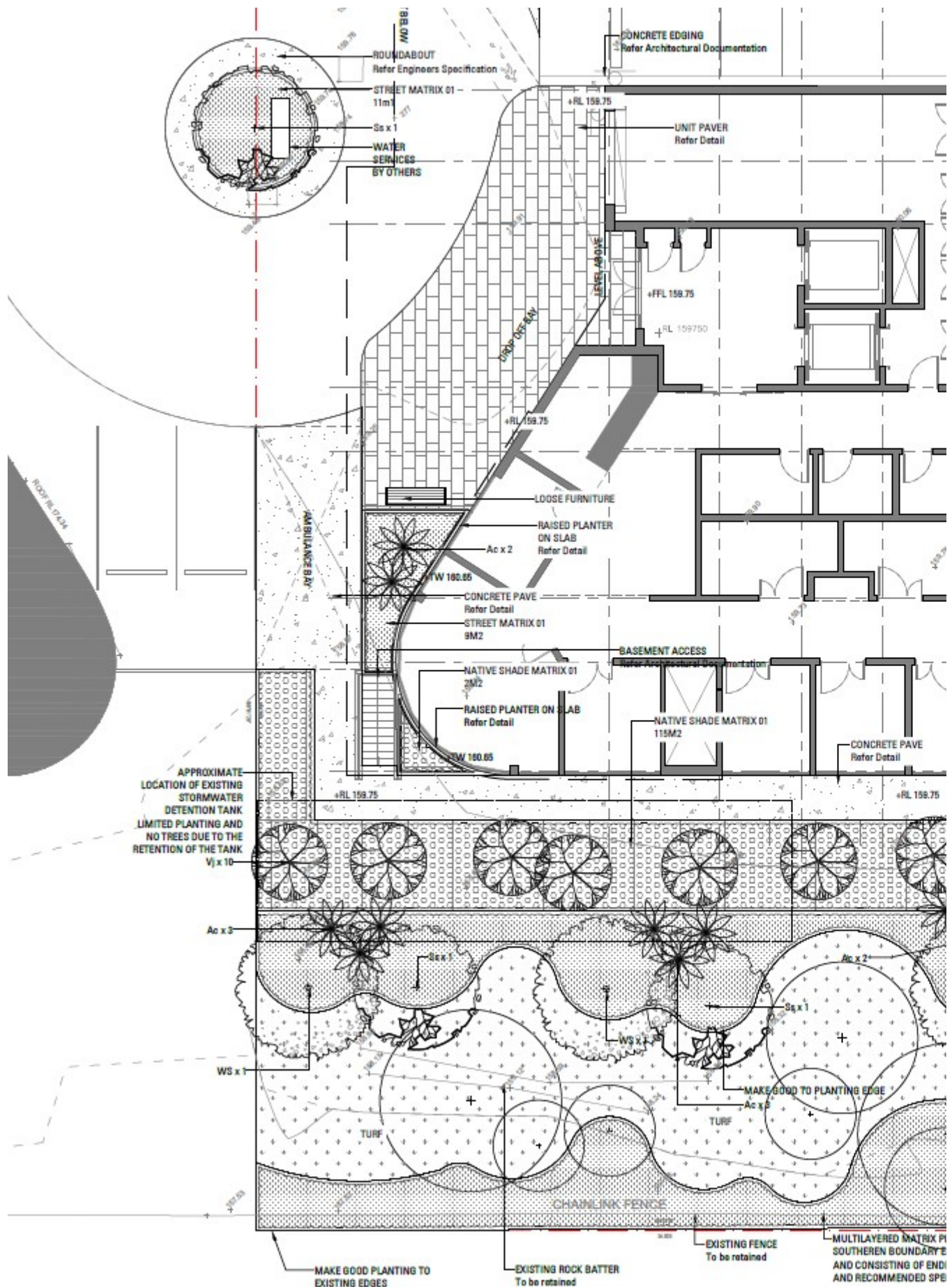
size.

The amended landscape plans indicate removal of a further 3 existing trees along the Warringah Road frontage and deletion of 6 replacement trees.

It would be of assistance if details of the required access for Ausgrid were provided with the application to confirm that the extent of area being deleted from the landscape planting is actually required.

The removal of 3 additional trees and deletion of 6 replacement trees in addition to the the shrubs and groundcovers proposed to be deleted could not be supported without clarification of the access requirements, which presumably caters for truck access and turning radii.

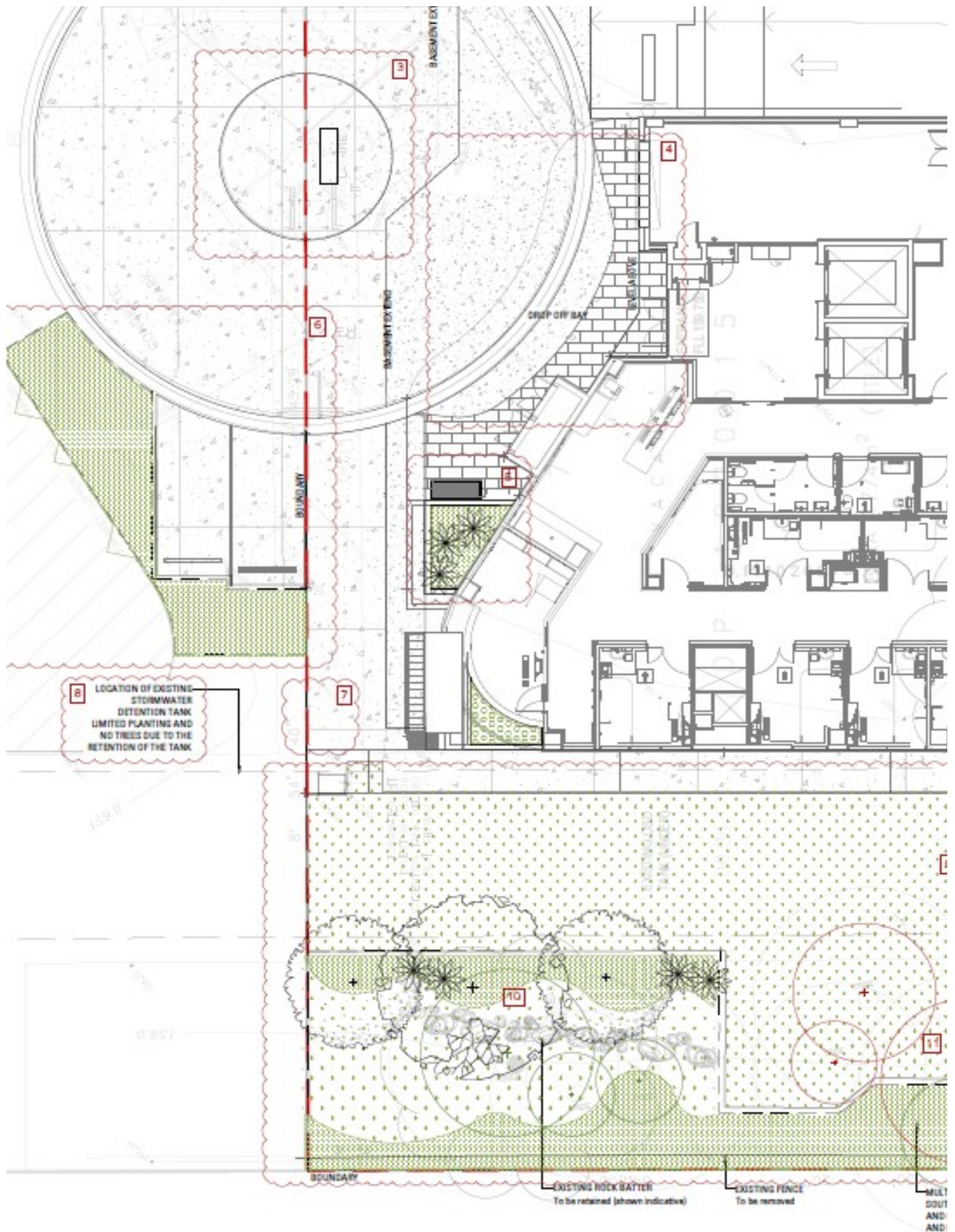
At this stage, the proposal is not able to be supported with regard to landscape issues die to lack of information to make an assessment.



Plan 1. Approved landscape works fronting Warringah Road







Plan 2. Proposed Landscape Works fronting Warringah Road.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Landscape Conditions:**

Nil.