

Landscape Referral Response

Application Number:	DA2025/0533
Date:	04/06/2025
Proposed Development:	Demolition of existing building and structures, construction of self-storage units and warehouse and associated uses
Responsible Officer:	Thomas Burns
Land to be developed (Address):	Lot 102 DP 1211755 , 14 Aquatic Drive 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 proposal is not supported with regard to landscape issues.

The application is assessed by Landscape Referral against the Warringah Local Environmental Plan (WLEP) 2011 and the Warringah Development Control Plan (WDCP) 2011.

Landscape Concerns

It is noted in the bushfire report that the entire site is to be maintained as an Inner Protection Area (IPA) which limits canopy coverage to 15%. Drawing 'Deep Soil & Canopy Cover' (page 8 of the landscape plans) indicates the proposed canopy cover is 10%. The proposed 10% would allow an additional 5% or 773m² of canopy coverage while remaining in compliance with the IPA requirements. If it is assumed that a small tree would have a 6 metre (28m²) spread at maturity and a medium tree would have a 8 metre (50m²) spread at maturity, an additional 15 - 27 trees (approximately) could be installed within the site. It is noted the main road setback remains non-compliant and it is suggested that these additional trees be installed in the main road setback in order to provide additional softening to the built form. Small to medium (6-12m high) fire retardant species should be utilised to ensure canopies do not mature to a height/spread that could overhang the built form. The additional tree planting shall be arranged with regard to the IPA requirements (tree canopies separated by 2-5 metres etc.). Reliance on vegetation in the road reserve to soften the built form is not an acceptable outcome.

Furthermore to the above comments, it is noted that there is an existing area of hardstand between the existing substation and the western boundary in the front northern setback. Drawing 'Planting Plan' (page 13 of the landscape plans) shows majority of this area as existing vegetation to be retained. As there is no vegetation in the area of existing hardstand please update the plans to show the proposed landscape treatment and outcome, and include additional tree planting with reference to the comments

above.

Please provide updated landscape plans addressing these concerns.

Drawing DA30 and DA35 Section 02 of the Civil Engineers drawings shows considerable fill and retaining wall construction in the area of the fire truck parking and MRV turning circle, along the southern boundary in this location. It is noted the retaining wall and fill will be atop an area of existing garden bed that appears contiguous with the neighbouring property. It is unclear what, if any, impact will occur to neighbouring trees and vegetation mapped as biodiversity values. It appears the land falls lower to the south and the required footing may impact upslope roots of neighbouring trees. Please provide arboricultural comment that these proposed works are acceptable with regard to the retention of the neighbouring trees/vegetation.

General Comments

The Arboricultural Impact Assessment (AIA) identified 19 trees for removal (trees 35, 38, 39, 40, 42, 43, 45, 46, 48, 71, 72, 77, 78, 87, 88, 89, 90, 91 and 92). Trees 38, 39, 45, 46, 48, 72, 87, 88, 89 and 90 are exempt by height and 71 is exempt due to its proximity to the existing building. Landscape referral raises no concerns with the removal of the 19 trees; however, further comment is deferred to the Biodiversity team.

Landscape open space will be assessed on merit consideration by the assessing planning officer.

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.