

## Landscape Referral Response

<b>Application Number:</b>	DA2023/1757
<b>Date:</b>	02/02/2024
<b>Proposed Development:</b>	Demolition works and major alterations and additions to Forest Way shopping centre including road infrastructure works and a pedestrian overpass on Forest Way
<b>Responsible Officer:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 20 DP 1209801 , Forest Way 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 alterations and additions to the Forest Way Shopping Centre includes removal of existing trees as identified in the Arboricultural Impact Assessment (AIA) report. Landscape Plans are submitted and indicate proposed hard and soft landscape works to external areas. Any proposed landscape works beyond the site boundaries shall be subject to review as part of civil works under the Roads Act provisions of section 138 for works in the road reserve.

There are discrepancies between the AIA report and the Landscape Plans in terms of retention or otherwise of existing trees as indicated in the reports and plans. The AIA report and the Landscape Plans include removal of trees T1 - T8 inclusive along Forest Way for infrastructure works and no concerns are raised. Discrepancies are presented along Russell Avenue where the AIA report recommends removal of all trees identified as T9 - T17 inclusive, whilst the Landscape Plans recommend retention of T9, T10, T11, T12, T14, T15, T16 and T18 (all Sydney Blue Gum species), whilst also in contrary refers to the recommendations of the AIA report.

Landscape Referral note that these trees are currently in proximity to existing building structures and have been for some time. T9, T10 and T11 are located adjacent to building structures, free standing walling and pavement; T12, T14, T15 and T16 are located within a garden bed zone that adequately supports the trees; and T18 is located in a large grassed area. To support the continued preservation of these trees no alteration to the existing available ground areas would be necessary.

The AIA report simply recommends removal based on the proposed development footprint. The Landscape Plans intent is clearly to preserve the high value streetscape amenity of the existing street trees along Russell Avenue, however the proposed development footprint affords only the retention of

T18 at the corner of Russell Avenue and Grace Avenue and to this area the existing natural ground area appears to be retained under this development proposal.

Landscape Referral consider the preservation of existing trees T9, T10, T11, T12, T14, T15, T16 and T18 should be part of this development proposal to maintain the existing streetscape prominence of such canopy trees, and further to satisfy Warringah DCP controls E1 (protect and enhance the urban forest of the Northern Beaches, and to protect and enhance the scenic value and character that trees provide) and control E5 (promote the retention of native vegetation).

It is Landscape Referrals opinion that the proposed development setback from the existing trees shall be considered based on a suitable distance to any ground disturbance or construction activity to preserve existing trees T9, T10, T11, T12, T14, T15, T16 and T18; to maintain the existing streetscape prominence of such canopy trees, and the setback shall be considered in terms of the existing structure encroachments that already exist and any required additional ground soil areas.

The Landscape Plans are indicative only and an accurate assessment of the landscape outcome is not possible at this stage, and the Landscape Plans should be documented in accordance with Councils DA Lodgement Requirements. It is considered that the sites interface with residential land shall satisfy the following Warringah LEP E1 Local Centre objective: "to create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment", and as such the preservation of existing landscape areas and further enhancement to support adequate tree planting is required. The Landscape Plans do not propose any road reserve tree planting to assist with the objective of E1.

It is noted that the proposed landscape treatment to the proposed setback to Russell Avenue, which is not referenced by any setback measurement on the plans, contains only building 'edge' planting which is nominated in the plant schedule as low height planting only thus the scheme is unable to satisfy Warringah DCP control D1, and furthermore planting along the building across Grace Avenue setback, which is not referenced by any setback measurement on the plans, nominates tree planting however the physical width of the planting does not seem sufficient to support tree planting.

Landscape Referral in summary raise concerns that: existing trees of environmental and visual amenity and value are not considered for retention; and the Landscape Plans currently do not provide adequate documentation details and the landscape treatment to adjoining residential zones is inadequate.

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.