

Landscape Referral Response

Application Number:	DA2024/1390
Date:	14/11/2024
Proposed Development:	Demolition works and construction of seniors housing
Responsible Officer:	Kye Miles
Land to be developed (Address):	Lot B DP 393276 , 14 Gladys Avenue FRENCHS FOREST NSW 2086 Lot A DP 393276 , 12 Gladys Avenue 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 SEPP (Housing) 2021, Seniors Housing Design Guide (2023), Warringah Local Environmental Plan 2011 and the following Warringah Development Control Plan 2011 controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation
- E6 Retaining unique environmental features

The driveway and pedestrian access to the street has been designed to allow the retention of neighbouring trees 4, 6 and 11 (which must be retained) and tree 7 (AA1 rating) which is supported.

Landscape referral notes the below:

- Seniors Housing Design Guide, Section 3.0 Site analysis - environmental response
 - 3.1 Environmental conditions "*Sites for seniors housing developments can be large scale properties in existing urban and suburban zones which are often overlaid with multiple environmental sensitivities that will influence the planning response.*"
 - Objective 3.1.1 "*To fully understand the natural physical characteristics of a site in order to formulate an appropriate built response for the development of the land.*"
 - Objective 3.1.3 "*To manage and preserve existing natural features such as trees, overland flow paths, riparian corridors, and sensitive environments.*"
- Warringah LEP, Part 6.2 Earthworks

- (1)(a) *"to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,"*
- Warringah DCP, Part E6 Retaining unique environmental features
 - Objective *"To conserve those parts of land which distinguish it from its surroundings."*
 - Requirement 1 *"Development is to be designed to address any distinctive environmental features of the site and on adjoining nearby land."*
 - Requirement 2 *"Development should respond to these features through location of structures, outlook, design and materials."*
- Advice given under PLM2020/0223 Construction of a Seniors Housing Development
 - *"The rock escarpment running across the site is to be retained. No buildings should extend over the escarpment. Any proposed decks should be above and cantilevered over the escarpment."*

The current proposal cannot be supported due to the impact on the existing significant environmental feature, rock outcropping, which runs east-west across the site. This significant rock outcropping continues into the neighbouring property to the west. Previous advice was to retain this rock outcropping and this advice remains. Any excavation behind the rock outcropping shall be suitably setback to ensure the stability of the rock face; as advised by a geotechnical engineer. No further comment will be provided at this stage as the retention of the rock outcropping requires significant design changes of the built form arrangement and location of the OSD. Both Building B and C impact the rock outcropping as shown on the Excavation and Fill Plan.

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.