

Landscape Referral Response

Application Number:	DA2022/2265
Date:	21/02/2023
Proposed Development:	Demolition works, tree removal and construction of an industrial and warehouse facility with parking and strata subdivision.
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 21 DP 881819 , 323 - 327 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 application is assessed by Landscape Referral against Warringah Local Environmental Plan 2011 objectives for Zone B7 Business Park, and the following Warringah Development Control Plan 2011 (WDCP) controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation and E2 Prescribed Vegetation

The landscape related objectives of Zone B7 includes: To create business park employment environments of high visual quality that relate favourably in architectural and landscape treatment to neighbouring land uses and to the natural environment. In this regard concern is raised that the transition between the rear boundary of the development site and the adjoining property at 14A Rodborough does not adequately provide a landscape transition or buffer to assist in mitigating the height, bulk and scale of the building. It is noted that the rear boundary is shared and a right of carriageway easement common to the properties exists. It is considered that a landscape solution with provision for canopy tree planting within the rear of the development property, and outside of the easement, should be provided to satisfy Zone B7 objectives as well as WDCP control D1, within either continuous garden bed or with pavement with suitable subsurface design provisions for tree growth.

The Arboricultural Impact Assessment recommendations are noted and the proposal is approved requires the removal of twenty eight trees, with five of these being exempt species, sixteen are native trees with high or medium retention value, and seven are native trees with low retention value. Twenty nine native trees are proposed for retention within the development site.

The Landscape Plans are noted and as a minimum sixteen native canopy trees, to replace the sixteen native trees proposed to be removed of high or medium retention value are required as replacement trees, and otherwise no concerns are raised, with the exception of the lack of a landscape transition or buffer to the rear of the development property.

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.