

## Landscape Referral Response

<b>Application Number:</b>	DA2024/0499
<b>Date:</b>	03/06/2024
<b>Proposed Development:</b>	Demolition works and construction of three residential flat buildings
<b>Responsible Officer:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 1 DP 213608 , 120 Frenchs Forest Road West FRENCHS FOREST NSW 2086 Lot 2 DP 213608 , 118 Frenchs Forest Road West FRENCHS FOREST NSW 2086 Lot 14 DP 25713 , 11 Gladys Avenue FRENCHS FOREST NSW 2086 Lot 24 DP 25713 , 116 Frenchs Forest Road West 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 regards to landscape issues.

The application is assessed by Landscape Referral against the relevant Warringah Local Environmental Plan 2011 clauses and the Warringah Development Control Plan 2011 controls.

Clarification is required for the bin storage area layout and structure on the Gladys Avenue frontage. The Traffic Impact Assessment shows swept paths for a Council waste truck entering the property (Attachment 4 sheet 2 of 13). From conversations with Council's Waste Services team it is understood that the waste truck will not be required to access the property, rather a wheel in wheel out service will be provided with the truck parked on Gladys Avenue. Landscape referral notes Council's Waste Services request for more information on the bin storage area structure. If the wheel in wheel out service is provided the 'trafficable turf' area shown on the plans will not be required and shall be replaced with mass planting (including one additional tree). This planting will soften any proposed structure when viewed from Gladys Avenue and help satisfy the landscape requirements under the WDCP.

Trees 82 and 83 are proposed for removal. The Survey Plan shows tree 83 located on the neighbouring property and as such it must be retained unless owners consent is provided for its

removal. Tree 82 is co-located on the boundary, therefore owners consent is required from the neighbouring property owner for its removal, otherwise it must be retained. If these trees are to be retained their retention shall be supported by commentary from the Arborist.

Landscape referral is generally supportive of the overall landscape proposal subject to the following amendments:

- The structure shown in the eastern setback communal open space between Building B and Building C shall be relocated to allow a continuation of planting along the eastern boundary in the available deep soil area,
- Substitute 1 x *Acmena smithii* to the north of Building A with 1 x *Angophora costata*,
- Substitute 3 x *Acmena smithii* to the east of Building B with 3 x *Angophora costata*.

Landscape referral notes the request for further information by Council's Bushland and Biodiversity team, and as such further comment regarding trees will be provided upon receipt and review of this information.

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.