

## Landscape Referral Response

<b>Application Number:</b>	DA2021/0626
<b>Date:</b>	25/05/2021
<b>Responsible Officer:</b>	Penny Wood
<b>Land to be developed (Address):</b>	Lot 15 DP 200198 , 2 Rounce Avenue FORESTVILLE NSW 2087

### 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

This application is for the alterations and additions to an existing residential dwelling. Proposed works include the demolition of the existing driveway and the existing patio at the rear of the dwelling, and the construction of a new driveway and double garage, deck at the rear of the dwelling, as well as a building extension towards the side boundary to accommodate a new kitchen and laundry.

Councils Landscape Referral section has considered the application against the Warringah Local Environment Plan, and the following Warringah DCP 2011 controls:

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

The Statement of Environmental Effects provided with the application notes that the proposal will not detrimentally impact existing trees or significantly alter the natural landscape. The Architectural Plans provided support this statement as all existing trees are noted as retained on plan.

Concern is raised with regards to the proposed works and their potential impacts on existing trees located within the road reserve adjacent to the eastern boundary, as well as trees located in adjoining properties, specifically the neighbouring property to the north. The proposal seeks to construct a new driveway that appears to be within the Tree Protection Zone (TPZ) of the existing street tree located at the front of the property. As this is a street tree it is required to be protected and retained accordingly, as no impacts to its short and long-term health would be supported. In addition, the proposed garage also appears to not only encroach into the TPZ of a tree located in the neighbouring property, but possibly the Structural Root Zone (SRZ) as well. As this tree is located in the adjoining property it is protected by the Warringah DCP, and as a result shall be retained and protected accordingly. Any detrimental impacts to this tree would not be supported. As no Arboricultural Impact Assessment has been provided with the application, it is currently unclear as to the expected impacts of the proposed works, and the likely effects they shall have on these trees. The retention of these trees is vital to satisfy control E1 as key objectives of this control include "to protect and enhance the urban forest of the Northern Beaches", "to effectively manage the risks that come with an established urban forest through

professional management of trees", as well as "to protect and enhance the scenic value and character that trees and/or bushland vegetation provide". It is therefore recommended that an Arboricultural Impact Assessment be provided with the application in accordance with Council's Development Application Lodgement Requirements, investigating the proposed works and the likely impact on these existing trees.

In its current form, the landscape component is not supported due to insufficient information regarding the potential impacts of the proposed works on existing trees located within the road reserve and in adjacent properties. For this reason, it is recommended that an Arboricultural Impact Assessment be provided with the application in accordance with Council's Development Application Lodgement Requirements, that seeks to address these concerns and provide insight into the potential impact of the proposed works. It should be noted that any encroachment greater than 10% into the TPZ, or any encroachment into the SRZ of these trees, is deemed major and requires a tree root investigation in accordance with AS4970-2009, specifically *Clause 3.3.3 Major Encroachment*.

Upon receipt of the required documents, further assessment can be made.

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.