

Landscape Referral Response

Application Number:	DA2021/1146
Date:	26/07/2021
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot 122 DP 29010 , 35 Kanimbla Crescent BILGOLA PLATEAU NSW 2107

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. Alterations include the minor demolition of internal structures in order to create a more open internal layout, with additions inclusive of a new carport, new first floor with master bedroom and deck, additional guest room on the ground floor, as well as a rumpus room extension on the lower ground floor.

Councils Landscape Referral section has considered the application against the Pittwater Local Environmental Plan, and the following Pittwater 21 DCP controls:

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D3.11 Landscaped Area - Environmentally Sensitive Land

The Statement of Environmental Effects provided with the application notes that a total of five low value trees are to be removed as a result of proposed works. For this reason, an Arboricultural Impact Assessment has been provided with the application.

The Arboricultural Impact Assessment has identified a total of sixteen trees located within the site, neighbouring properties as well as within the road reserve. Similarly to the Statement of Environmental Effects, the Arboricultural Impact Assessment has noted five trees are to be removed to facilitate proposed works. Four of these trees, Trees No. 9, 10, 11, and 13, have been identified as exempt species, and as a result can be removed without Councils approval. It should be noted that Tree No. 13 is located outside of the property boundaries within the road reserve, and as a result is a Council asset. The removal of this tree would be supported as long as it is replaced elsewhere within the road reserve. Tree No. 12, is a large native canopy tree that has been proposed for removal as it is said to be exempt due to being located within 2m of an approved building. Upon review of the Architectural Plans provided, Tree No. 12 is not located within 2m of an approved dwelling, hence making it a prescribed tree and a tree of noteworthy value that should be retained. It should be noted that decks, pergolas, sheds, patios and the like, even if they are attached to a building, are excluded from this 2m calculation as per control B4.22. In addition, Tree No. 12 is also located on the boundary line and is partially

located within the neighbouring property to the south-east. In order to consider the removal of this tree, consent must be attained from the neighbouring property owners as it is partially located within their land.

With that in mind, considering the value this tree provides to not only the residents in the form of shade and privacy, but also to the streetscape character of the area, the retention of this tree should be a priority. Considering the proposed works in this area are limited to the removal of the existing carport, the retention of this tree appears to be viable with minimal disturbance to its Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) expected. It is therefore recommended that the Arboricultural Impact Assessment be updated to assess the proposed works and their potential impacts on Tree No. 12. The retention of this tree, as well as other trees noted for retention, is vital to satisfy control B4.22, as key objectives of this control include "to protect and enhance the urban forest of the Northern Beaches", "to protect, enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities", as well as "to protect and enhance the scenic value and character that trees and/or bushland vegetation provide".

It is also noted in the Statement of Environmental Effects that a comprehensive Landscape Scheme is proposed in order to mitigate the loss of existing trees, which includes the planting of new trees. This Landscape Scheme has not been provided with the application. It is recommended that this Landscape Scheme, in addition to a comprehensive Planting Schedule, be provided with the application, demonstrating replacement tree planting where applicable. Considering the proposal seeks to increase the overall built form of the property by adding an additional level, this Landscape Plan shall demonstrate how this increase in built form is to be softened and mitigated by landscaping, particularly when viewed from the street. This landscape plan is necessary to satisfy control C1.1 and D3.11, as key objectives of these controls seek to ensure "landscaping enhances habitat and amenity value", landscaping reflects the scale and form of development", as well as that landscaping softens and complements the built form.

The landscape component of the proposal is therefore not currently supported due to unknown impacts of proposed works on significant native canopy trees, as well as minimal information being provided regarding proposed landscape treatments. It is recommended that Tree No. 12 be protected and retained as part of the proposal due to its high value to both the residents of the property, but also to the streetscape character of the area. For this reason, the Arboricultural Impact Assessment should be updated to reflect this, assessing the proposed works and their potential impacts towards this tree, and recommending any tree protection measures that should be adhered to. In addition, it is recommended that a Landscape Plan be provided demonstrating the required tree planting to compensate those removed (Tree No. 13), as well as screen planting that is to effectively mitigate and soften the increase in built form.

Upon receipt of the required information, 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.