

Landscape Referral Response

Application Number:	DA2021/0804
Date:	25/06/2021
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 28 DP 227852 , 14 Haigh Avenue BELROSE NSW 2085

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 are limited to the refurbishment of the existing driveway and entry path, with additions including an additional driveway to service the existing granny flat, as well as a new front porch and retaining walls with new fences on top on the east and south site boundaries.

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

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

The Architectural Plans provided with the application indicates that all existing trees on site are to be retained. Concern however is raised due to the proximity of proposed retaining walls and associated fencing to trees located on the eastern boundary, as well as the road reserve adjacent to the eastern boundary.

The current location of proposed retaining walls are well within both the Tree Protection Zone (TPZ) as well as Structural Root Zone (SRZ) of these trees to the east of the site. As these trees are all either partially or fully located within the road reserve, they are required to be retained as part of the development. As no Arboricultural Impact Assessment has been provided with the application, the true impacts of the proposed works on these trees health and vitality is unknown. These trees add to not only the surrounding streetscape character, but also provide valuable built form softening and mitigation which is alluded to in the Statement of Environmental Effects. It is therefore recommended that an Arboricultural Impact Assessment be provided with the application in order to determine the extent of impacts of proposed works on these trees. In addition, should works be confirmed to be located within the SRZ, or have an encroachment of greater than 10% into the TPZ, a tree root investigation is required to be conducted in accordance with AS4970-2009, specifically *Clause 3.3.3. Major Encroachment*. It should also be noted that a tree removal application was previously refused as these trees were in good health, and as a result, the removal of them was not justified. 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 noted that the Statement of Environmental Effects also makes reference to additional low height native planting that is proposed within the site, however this is not indicated on plans provided. This planting is essential in order to mitigate the increase in total hardstand as a result of the proposed works. In addition, it is also recommended that at least one native canopy tree be planted within the site in order to mitigate the increase in overall built form. This planting, including canopy tree, is necessary to satisfy control D1, as key objectives of this control include "to enable planting to maintain and enhance the streetscape", "to provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building", as well as "to enhance privacy between buildings".

In its current form, the landscape component of the proposal is therefore not supported due to the unknown impacts of proposed works on existing trees, and limited proposed landscape works. It is recommended that an Arboricultural Impact Assessment be provided with the application in accordance with Council's Development Application Requirements. This is required to assess the potential impacts of the proposed works on both the short-term and long-term health of these trees which are required to be retained. Should encroachments above 10% occur within the TPZ of these trees, or any encroachment into the SRZ, a tree root investigation is to take place. This tree root investigation is required to be conducted in line with the proposed retaining wall to determine whether any significant structural roots are present, and the impacts the wall shall have on the structural stability of these trees. It is also recommended that the proposed landscape works be shown on the plans provided, inclusive of the additional native canopy tree, highlighting how this new vegetation is to both soften and mitigate the increase in overall built form.

Upon receipt of the required documentation, 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.