

## Landscape Referral Response

<b>Application Number:</b>	DA2024/0704
<b>Date:</b>	12/06/2024
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a garage
<b>Responsible Officer:</b>	Michael French
<b>Land to be developed (Address):</b>	Lot 1 DP 210445 , 3 Kanangra Crescent CLONTARF NSW 2093

### 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 seeks consent for: Alterations and additions to a dwelling house including a garage.

The Arborist's Report prepared by Ezigrow is noted.

The Report assesses the potential impact on Tree 1 - *Angophora costata* located in the road reserve forward of the site.

The Tree is assessed as High significance and Categorised as AA1:

**NOTE:** Category A1 trees that are already large and exceptional, or have the potential to become so with minimal maintenance, can be designated as AA at the discretion of the assessor. Although all A and AA trees are sufficiently important to be material constraints, AA trees are at the top of the categorisation hierarchy and should be given the most weight in any selection process.

TreeAZ is designed by Barrell Tree Consultancy ([www.treesz.com/tree\\_az/](http://www.treesz.com/tree_az/))

The Report concludes that the works could be undertaken with an acceptable level of impact on the tree.

However, review of the proposed works and the circumstances of the tree do not support the conclusions of the Report.

It is evident that the tree is located on a rocky shelf above the road reserve. The location of the rocky shelf and the existing driveway significantly restrict the available area for root growth for both structural stability and transportation of water and nutrients.

Plotting of the tree's theoretical Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) under AS4970-2009 *Protection of trees on development sites*, indicates that the proposed works would impact the tree's SRZ and encroach into the TPZ by 15.6%, which is cause for concern in any case. (Fig. 1).

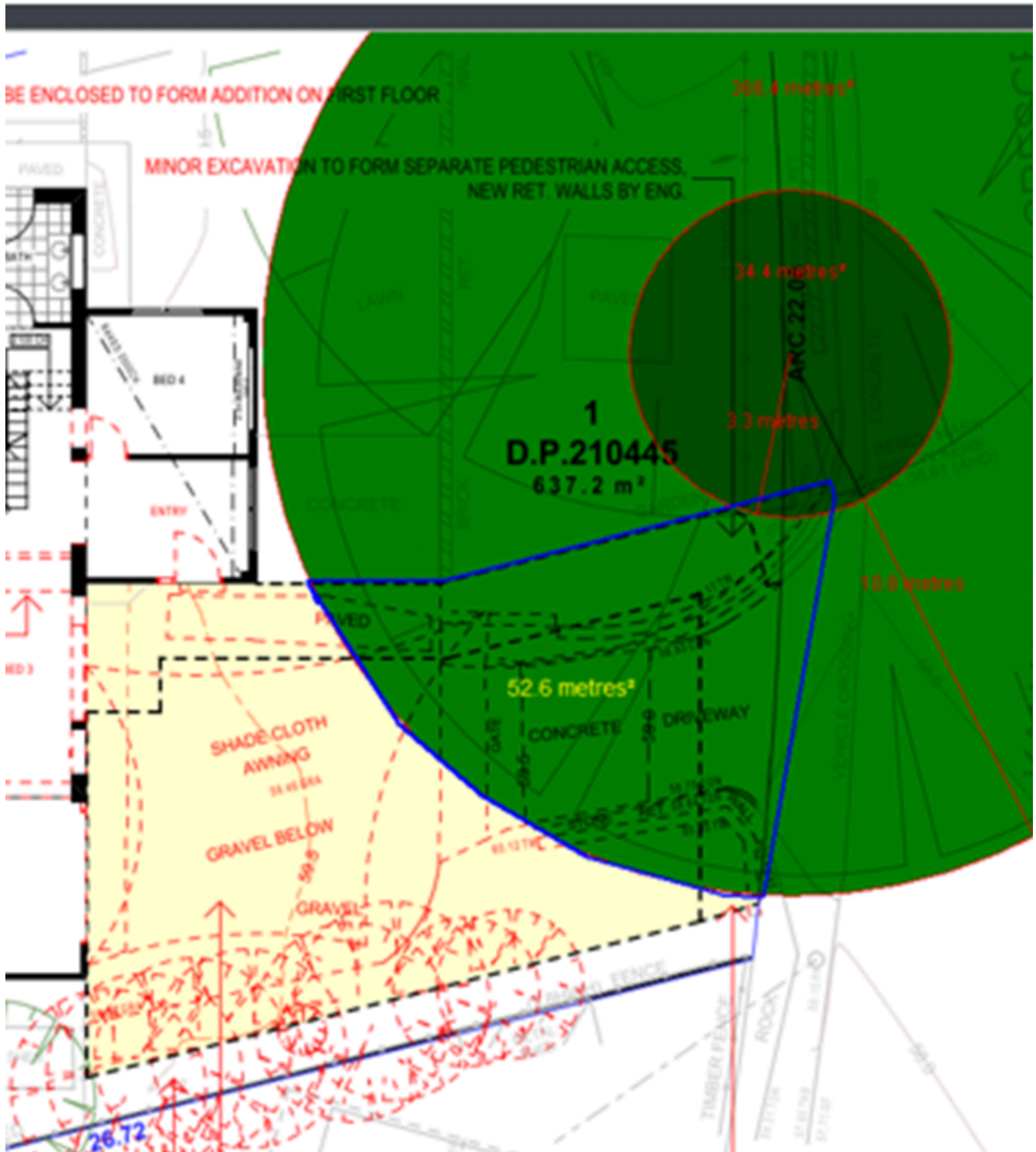


Fig. 1 - Theoretical TPZ and SRZ under AS4970-2009. Incursions marked within the blue line.

When the available area for root development is plotted, it is clear that the major root area is above the rock shelf and into the front yard of the site. Consequently, it is considered that no disturbance to the

existing root area is acceptable in this instance. (Fig 2.).

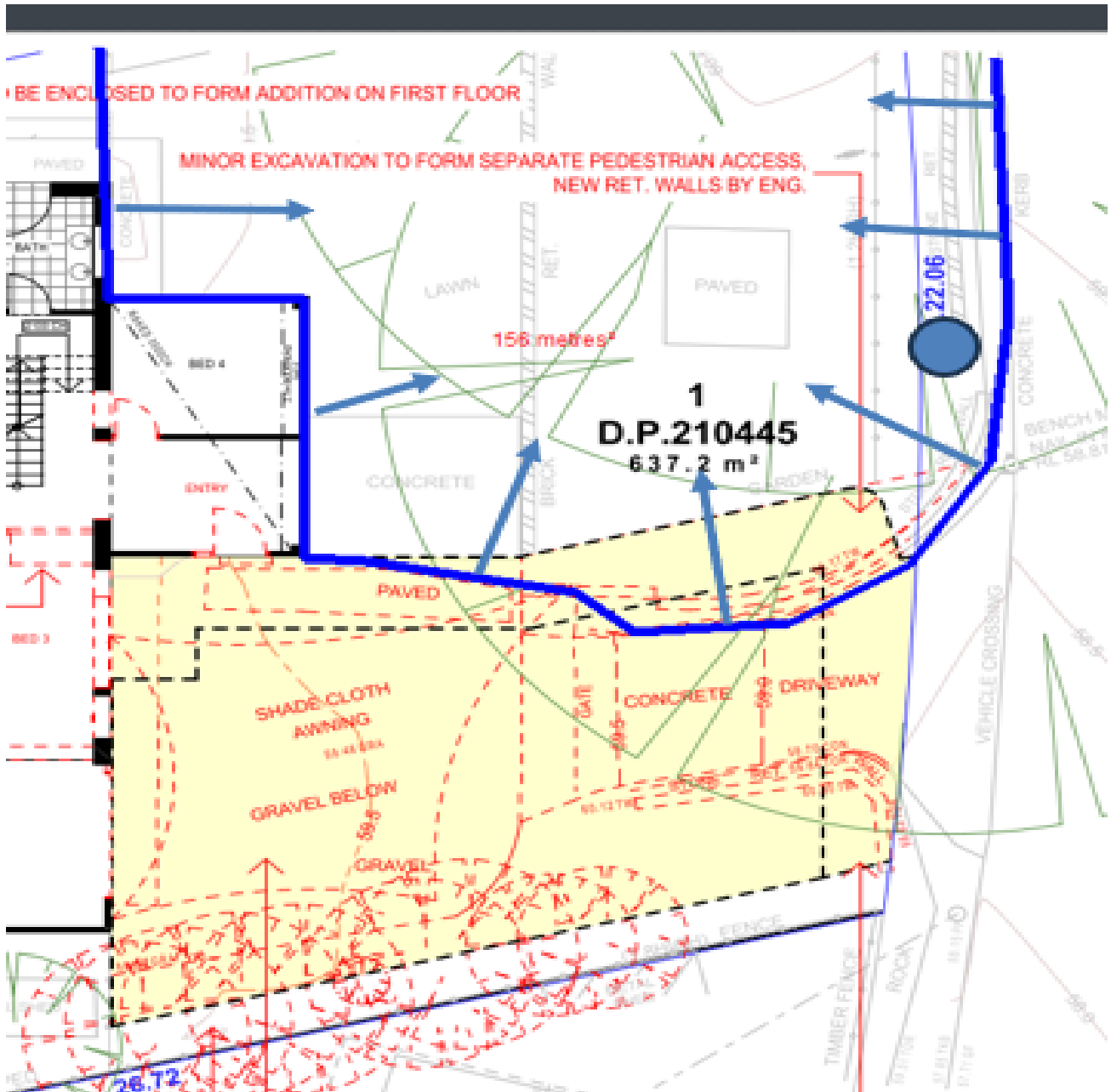


Fig. 2 - Actual available area for root development. Restricted and asymmetrical.

In this instance, excavation to the southern side of the driveway only may be supported.

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.