

Landscape Referral Response

Application Number:	DA2021/0007
Date:	25/02/2021
Responsible Officer:	Penny Wood
Land to be developed (Address):	Lot 10 DP 5466 , 55 Surfers Parade FRESHWATER NSW 2096

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 proposal is for the alterations and additions to an existing residential dwelling. Alterations include the partial demolition of internal structures including walls in order to reconfigure the internal layout of the existing dwelling, with additions inclusive of a new first floor, and swimming pool at the rear of the property.

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 Setting

The Statement of Environmental Effects provided with the application notes that no significant vegetation shall be removed as a result of the proposed works. This has partially been confirmed in the Architectural Plans which identifies an existing tree within the backyard of the site.

Concern is raised as the proposed works, specifically the new swimming pool, encroaches well into the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) of this existing tree. It is noted that no Arboricultural Impact Assessment has been provided with the application, and therefore the expected effects of these proposed works is not fully understood. An Arboricultural Impact Assessment is needed in order to determine the landscape value of this tree, and to determine site specific tree protection measures in order to ensure its protection during construction. In its current state, it is recommended that an alternative design be sought in order to prevent the removal of this tree and to minimise encroachments into the TPZ and SRZ wherever possible.

The retention of existing vegetation is necessary to satisfy controls E1, as a key objective of this control is to "protect and enhance the scenic value and character that trees and bushland vegetation provide". Control D1 would also be impacted by the removal of this tree, as a key objective is to "enhance privacy between buildings". The removal of this tree would impact privacy and screening between surrounding properties, predominantly for the adjacent residence to the north, and therefore would not satisfy control

D1.

At this stage Landscape Referral do not support the application as insufficient information has been provided regarding the protection of existing trees on site, and whether or not the proposed works will necessitate the tree removal. An Arboricultural Impact Assessment is required in order to progress this application further.

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.