

## Landscape Referral Response

<b>Application Number:</b>	DA2021/1800
<b>Date:</b>	27/10/2021
<b>Responsible Officer:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 8 DP 33000 , 39 Stella Street COLLAROY PLATEAU NSW 2097

### 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 demolition of an existing residential dwelling, and the construction of a new residential dwelling inclusive of a single carport.

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 Statement of Environmental Effects provided with the application notes that no designated trees are proposed to be removed as a result of proposed works. This statement is largely supported by the Architectural and Landscape Plans as it is evident that no trees are shown to be removed.

Although it is evident no trees are proposed to be removed, concern is raised regarding the proposed stormwater infrastructure and the potential for this to impact existing trees to be retained. This is primarily the case for the significant palm located within the front setback of the property, adjacent to the western boundary, as the new drainage pipe appears to be very close to the trunk of this palm, well within its Structural Root Zone (SRZ). As this tree provides valuable built form softening and mitigation, whilst appearing to be a prescribed tree, it is required to be protected and retained. Any negative impacts towards this trees short-term and long-term health would likely to be supported. The retention of this tree, as well as those within the road reserve and adjoining properties, is vital to satisfy control E1, as key objectives of this control include "to protect and enhance the urban forest of the Northern Beaches" and "to protect and enhance the scenic value and character that trees and/or bushland vegetation provide". For this reason, it is recommended that an Arboricultural Impact Assessment be provided with the application, assessing the likely impacts of proposed works on the health and vitality of this trees. It should be noted that an encroachment of 10% or greater into the Tree protection Zone (TPZ) of this palm, or any encroachment into its SRZ, is deemed major and requires a tree root investigation in accordance with AS4970-2009, specifically Clause 3.3.3. Major Encroachment.

Alternatively, amended Stormwater Plans may be submitted, demonstrating that proposed infrastructure is well clear of the SRZ and base of this tree, and that there is no risk to this tree's structural integrity and health.

A Landscape Plan is also provided with the application, with proposed works including the in-ground planting of shrubs, grasses and groundcovers. No major concerns are raised with the proposed works as it is evident that the proposed planting seeks to increase the landscape amenity of the site, whilst also enhancing privacy and built form mitigation. The completion of these landscape works 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".

The landscape component of the application is therefore not currently supported due to the unknown impacts of proposed works on existing trees to be retained. It is recommended that an Arboricultural Impact Assessment be provided with the application assessing the true impacts of proposed works on trees to be retained, or alternatively, amended Stormwater Plans can be provided.

Upon the 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.