

## Landscape Referral Response

<b>Application Number:</b>	DA2021/1328
<b>Date:</b>	06/09/2021
<b>Responsible Officer:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 173 DP 237762 , 20 Woodward Street CROMER NSW 2099

### 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 of an existing residential dwelling. Alterations include the minor demolition of existing site structures in order to facilitate additions which are inclusive of a dwelling extension to the rear to accommodate a new bedroom, as well as new first floor which is to support a new master bedroom.

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 substantial trees are to be impacted or removed as a result of proposed works. This statement is largely supported by the Architectural Plans provided as it is evident that no trees are shown to be removed.

Generally, the proposed works appear to be sympathetic to existing trees and vegetation located within the site, with all significant trees located clear of proposed extensions and additions. That being said, concern is raised regarding the impacts of proposed works, specifically on a significant tree located in the adjoining property to the north. The proposed ground floor extension seeks to remove an existing retaining wall and further excavate the existing natural ground level to provide sufficient area for a new bedroom. This is likely to significantly impact the existing soil and ground conditions in this area, all of which is located well within the Tree Protection Zone (TPZ), and possibly the Structural Root Zone (SRZ) of this significant tree in the adjoining property. All trees in neighbouring properties are considered prescribed, irrespective of species and height, and must therefore be protected and retained. Any negative impacts towards both the short-term and long-term health of this tree would not be supported. The retention of this tree, as well as other trees within the site, 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". For this reason, it is recommended that an Arboricultural Impact Assessment be provided with the application in accordance with Councils Development Application Lodgement Requirements. This arboricultural Impact Assessment is required to assess the impacts of proposed works on significant trees, specifically those located in adjoining properties. Should impacts be minor, site specific tree protection measures shall be required. It should be noted that any encroachment into the TPZ of existing trees by 10% or greater, or any encroachment into the SRZ, is deemed to be major, and requires a tree root investigation as per AS4970-2009, specifically *Clause 3.3.3 Major Encroachment*.

No further concerns are raised with regards to proposed works.

The landscape component of the proposal is therefore not currently supported due to the unknown impacts of proposed works on significant trees located in adjoining properties. It is recommended that an Arboricultural Impact Assessment be provided with the application in accordance with Councils Development Application Lodgement Requirements. This Arboricultural Impact Assessment is required to assess the impacts of proposed works on significant trees, and determine site specific tree protection measures should impacts to these trees be minor. It should be noted that any encroachment into the TPZ of existing trees by 10% or greater, or any encroachment into the SRZ, is deemed to be major, and requires a tree root investigation as per AS4970-2009, specifically *Clause 3.3.3 Major Encroachment*.

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.