

Landscape Referral Response

Application Number:	DA2019/0798
Date:	09/08/2019
Responsible Officer:	Nick Keeler
Land to be developed (Address):	Lot 2 DP 30255 , 35 Wesley Street ELANORA HEIGHTS NSW 2101

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 proposal is for external improvements including a new driveway and landscape works.

The new driveway is proposed to be located between two existing street trees within the road verge. A Arboricultural Impact Assessment report identifies a tree protection zone (TPZ) encroachment of 19% for the existing tree identified as Tree 1 - Wallangarra White Gum and 34% for the existing tree identified as Tree 2 Brushbox. This encroachment is considered to be a Major encroachment under Australian Standard 4970- 2009 Protection of Trees on Development Sites.

Under section 3.3.3 Major encroachments, of the Australian Standard, if the proposed encroachment is greater than 10% of the TPZ or inside the SRZ, the arborist must demonstrate that the tree(s) would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. A root investigation by non-destructive methods is required to provide definitive analysis.

It is considered that such encroachments may result in the decline of the existing trees, which have high significance to the streetscape. Impact to existing trees of medium and high retention value trees is not supported in consideration of the Pittwater 21 DCP controls, including B4.22 Preservation of Trees and Bushland Vegetation and C1.1 Landscaping.

Council must be satisfied that any works within the tree protection zone will not be detrimental to the long term health of the trees, and such information is not presented in the Arborist Report. A Root Investigation is required to determine if the proposed driveway may be located between the two existing street trees.

The Arborists Report recommends that the driveway and crossover are installed above existing soil levels in the TPZ of trees 1 and 2 to avoid disturbance and damage to the underlying tree roots. However this will also require adjacent ground levels to be raised to the level of the driveway, hence an

increased area of the tree protection zone will be filled with soil and potentially resulting in impacts to the existing roots aeration capacity.

To consider the option of the proposed driveway, the following information is required to allow Council to continue with this assessment:

- tree sensitive root investigation to the extent of the proposed crossover and driveway, to locate existing roots and to provide driveway design methods to ensure tree root protection, if feasible.

Otherwise it is considered that the existing driveway provides adequate access into the site, and this would result in no impacts to the trees.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.