

ADDITIONAL INFORMATION REQUESTED FOR DA2021/0325

**Alterations & Additions
2 Dixon Avenue
Frenchs Forest 2086
Lot 1 DP31074**

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Issued to Northern Beaches Council for Development Consent

This report to be read in conjunction with the following documents:

- Drawings A101-A120, prepared by L. Pracy
- Arboricultural Impact Assessment, Botanics Pty Ltd, 01 June 2021

June 2021

BACKGROUND

Northern Beaches Council has requested additional information regarding a number of aspects of the proposed development at 2 Dixon Avenue Frenchs Forest, pertaining to:

1. Trees on the Dixon Avenue frontage
2. Privacy screening
3. Driveway access

The following requests from Council were communicated via email from Gareth David, Planner on 20 May 2021 and 25 May 2021:

Arborist Report

"Council's Landscape Officer has reviewed the proposal and has made the following comments:

An Arboricultural Impact Assessment (AIA) is required to determine the impact of the proposed driveway upon the Paperbark within the road verge and the Gum on the front boundary. The AIA shall be accompanied by a tree sensitive root investigation undertaken by an Level 5 AQF Arborist along the alignment of the proposed retaining walling of the driveway.

On review the Paperbark street tree appears in good condition with a long safe useful life expectancy and Council will not support impact to this street tree. To this extent it is suggested the alignment of the driveway shall be altered westward to preserve the Paperbark.

Please be aware that Council's Development Engineers would require a new driveway crossover of a minimum of 3.0m in width to facilitate the new garage and driveway development. The Arborist report is required to consider this increased driveway crossover width within their assessment."

Landscape Referral

"This application is for the alterations and additions to an existing residential dwelling. Alterations include the reconfiguration of the internal layout to incorporate a new kitchen and create a new living space, with additions inclusive of a new garage, additions to the first floor as well as a swimming pool located at the rear of the property.

Council's 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 Vegetation

The Statement of Environmental Effects provided with the application notes that all existing trees on the property are to be retained and shall not be impacted by the proposed works. It is noted that no Arboricultural Impact Assessment has been provided with the application.

Concern is raised regarding the proposed driveway, retaining walls, and the required excavation needed to facilitate the proposed garage which is below existing level. This proposed work is well within the Tree Protection Zone (TPZ), as well as Structural Root Zone (SRZ) of the existing Paperbark street tree located within the road reserve, as well as the existing Gum adjacent to the northern boundary. Upon review of these trees, both appear to be in good condition with a long safe useful life expectancy. In order to understand the full impacts of the proposed works, an Arboricultural Impact Assessment is required in accordance with Councils Development Application Lodgement Requirements. In addition to this, due to the proximity of proposed works and the expected encroachment within both the TPZ and SRZ, a tree root investigation is required to be conducted in accordance with AS4970-2009, specifically Clause 3.3.3 Major Encroachment. This tree root investigation should take place in line with the proposed driveway works, and if extensive significant roots are located, it is recommended that an alternative design be sought, as the removal of these trees would not be supported. The retention of these trees is vital to satisfying 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 establishment 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".

Additional concern is raised regarding the limited planting area proposed surrounding the swimming pool at the rear of the dwelling. The current proposal indicates that a planter bed approximately 0.5m wide is allocated, however this limited planting area is insufficient to grow screen and privacy planting. Screen planting in this area is particularly important for the pool, and is also a key objective of control D1 which seeks to "enhance privacy between buildings". It is therefore recommended that the Architectural Plans be amended to increase this planting area to 1m at minimum, hence ensuring sufficient planting area is provided to support the growth of screen planting that is capable of reaching a minimum height of 2.5m at maturity.

In its current form, the landscape component of the proposal is therefore not supported. It is recommended that an Arboricultural Impact Assessment be provided in accordance with Councils Development Application Lodgement Requirements, as well as a tree root investigation in accordance with AS4970-2009, specifically Clause 3.3.3 Major Encroachment. It is also recommended that the amended Architectural Plans be provided that propose a minimum 1m wide planter bed surrounding the swimming pool. This planter bed increase is necessary to support screen and privacy planting.

Upon receipt of the required documents, further assessment can be made."

Development Engineering Referral

"The proposal includes a basement garage and access driveway which appears to have a steep gradient. To minimise disruption to the adjacent driveway and the street tree the existing crossing levels are to be maintained up to the boundary. The Applicant shall provide a long-section at both edges of the proposed access driveway to the proposed garage and demonstrate that vehicles will not scrape for the proposed driveway. Driveway gradients including transitions are to be in accordance with AS2890.1."

RESPONSE

1. TREES

George Palmer, Level 5 AQF arborist and director of **Botanics Pty Ltd** was engaged to undertake an Arboricultural Impact Assessment (AIA) on the two trees on the Dixon Ave frontage, one Paperbark on the road verge, and one Lemon Scented Gum on the property boundary. Along with the AIA, a sensitive root investigation was carried out along the alignment of the proposed retaining wall for the new driveway.

The report is included in the documentation forwarded to Council accompanying this report.

The findings of the report were that the proposed development will have insignificant impact on the existing Paperbark tree, and minimal impact on the Lemon Scented Gum. The sensitive root investigation in accordance with AS4970-2009, specifically Clause 3.3.3 Major Encroachment, found one root from the Lemon Scented Gum, approximately 60mm in diameter, along the alignment of the proposed driveway. This root was just outside the structural root zone (SRZ) of the tree, and thus the report determined that the development would not cause significant impact to the health and longevity of the tree.

The report found that the development recognises the horticultural and arboricultural significance of both trees, and appropriate construction setbacks have been made to allow for their preservation. No realignment of the driveway is suggested. The report recommends a number of tree preservation measures, including the appointment of an arborist to supervise the construction. The development will follow the recommendations of the report.

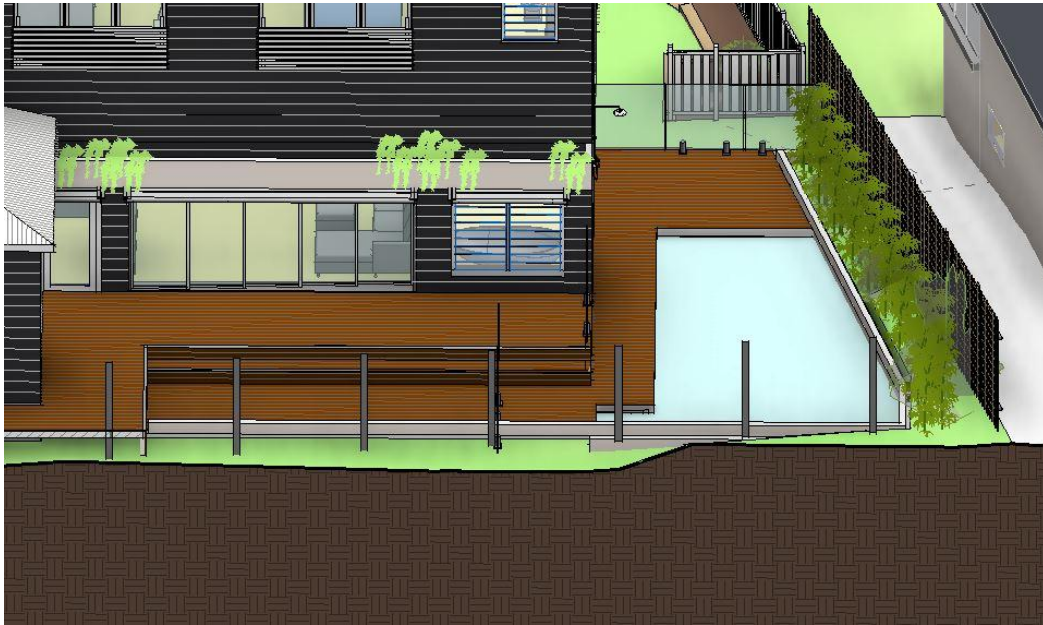
2. PRIVACY SCREENING

Feedback and advice from Council has been sought, and the planter beds along the southwest and northwest boundaries have been increased to a minimum of 800mm in width, to support growth of screening plants, in particular Tiger Grass, a clumping non-invasive species that grows to a height of 2.5m, and a width of 0.8-1.0m. This planting will provide adequate privacy to both the occupants of the development, and adjacent properties.



Examples of Tiger Grass plantings

Further to the increase of the planter bed width, the deck surrounding the pool has been lowered by 450mm, allowing more privacy to the pool area, whilst still maintaining the existing 1.8m fence adjoining the western and southern neighbours. The appearance of the fence from both neighbours will remain unchanged, while effectively providing over 2.11m of screening on the development side of the fence. This lowering of the pool deck also creates additional seating in the rear yard adjacent to the pool and BBQ, increasing the functionality of the space.



NW view



SW view

The neighbouring development on the NW side of the subject site has an approximated floor level of 143.055 RL, roughly 0.5m above the floor level of the proposed development (RL 142.550). The perimeter fence between these properties is approximately 1.8m above ground level (approximated RL 144.182). The privacy screen planting along the NW fence will provide adequate privacy to occupants of both residences.

The property on the SW boundary of the subject site has a raised terrace at the front of the building (RL 143.890), which has the potential to overlook the private open space, specifically the pool and decking, of the subject site. Privacy screen planting along the SW boundary fence will provide adequate privacy to the occupants of the development.

The proposed granny flat has an entrance on the NW boundary of the site, set back approximately 9m from the front (NE) property boundary. This entrance is directly adjacent to the front (NE) corner of the neighbouring granny flat, and elevated to match the floor level of the development (RL 142.550). The neighbouring granny flat has highline windows installed (sill height 1.7m above finished floor level at RL 143.055). The difference in floor height, coupled with the highline windows on the neighbouring property, mean that there are no privacy issues associated with the proposed granny flat overlooking the neighbouring property.

3. DRIVEWAY

The development includes construction of a basement garage, with associated excavation for the new profile of the driveway, plus resurfacing and widening of the existing driveway on the verge adjacent to the property.

The design of the driveway profile is in accordance with **AS2890.1 - Parking Facilities - Part 1: Off-Street car parking**, and also following the **Northern Beaches Council Extra Low Crossing Profile document (Plan No. A4 3330/EL)**.

The long sections of the driveway at either edge of the proposed excavation are detailed in Drawing A120 - Driveway Sections.

The following table summarises the requirements of **AS2890.1 - Parking Facilities - Part 1: Off-Street car parking** as it pertains to the development:

Element	AS2890.1 criteria	Proposed development	Complies?
Driveway			
Width	3.0m min	3.0m	YES
Maximum gradient	1V:4H (25%)	1V:4H (25%)	YES
Transition gradient in front of garage	1V:10H (10%)	1V:11H (9%)	YES
Obstructed view	No sight obstruction for vehicle leaving driveway within 2.5m of road edge	No sight obstructions in described zone	YES
Single car garage			
Parking slope	1V:20H max.	1V:25H	YES
Headroom	2.2m min.	2.3m	YES
Internal width	3.0m min.	4.3m	YES
Width from centreline of parking space to any obstruction	1.5m min	2.1m	YES
Doorway width	2.4m min.	2.75m	YES

As per the Council's correspondence regarding the driveway profile, the existing crossing levels are to be maintained up to the boundary in order to minimise disruption to the adjacent trees. This is demonstrated on Drawing A120 - Driveway Sections, showing both the existing and design levels for the development.

Drawing A120 - Driveway Sections also demonstrates that the basement garage is accessible by a low profile car (VW Passat) without the undercarriage scraping on the driveway, whilst still providing adequate clearance for a higher vehicle (2.3m minimum clearance provided).

CONCLUSION

The proposed development at 2 Dixon Ave Frenchs Forest is a considered design, which will add much to the functionality and neighbourhood aesthetic of the dwelling.

We believe that the issues raised by Council, being:

1. Protection of trees on the Dixon Avenue frontage
2. Privacy screening
3. Driveway access

have been adequately addressed by this report.

The trees on the Dixon Ave boundary are of significance to the development, and as such will be protected and preserved during construction, as per the recommendations of the Arboricultural Impact Assessment conducted by Botanics Pty Ltd.

The issue of privacy surrounding the proposed swimming pool has been addressed by sufficient planting of privacy screening plants and widening of the garden beds on the southwest and northwest boundaries, in addition to the lowering of the deck surrounding the pool, creating additional privacy in this zone. There are no privacy issues regarding overlooking of the neighbouring property from the proposed granny flat, due to the difference in finished floor levels of the properties, coupled with the highline windows (sill height 1.7m) of the neighbouring granny flat.

The access to the basement garage is in accordance with AS2890.1 - Parking Facilities - Part 1: Off-Street car parking, and also follows the Northern Beaches Council Extra Low Crossing Profile document (Plan No. A4 3330/EL). Access to the basement garage does not pose any clearance risk from either cars scraping on the driveway, or by the clearance restrictions of the granny flat deck. Furthermore, the driveway design is sympathetic to the existing trees, and will not result in any excavation on the Dixon Avenue verge up to the property boundary, nor any significant damage to the roots of the existing trees.

We believe that the proposed development will have no adverse environmental or community impacts, and as such, this report addresses the concerns raised by Council. We trust that the above submission is satisfactory and hope that in your assessment of this application, the merit of this proposal and the existing site constraints will be considered.