

Landscape Referral Response

Application Number:	DA2021/1993
Date:	18/11/2021
Responsible Officer:	Adam Mitchell
Land to be developed (Address):	Lot 259 DP 752017 , 259 / 0 Aumuna Road TERREY HILLS NSW 2084

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, as well as the construction of a new garage, storage, studio and home office.

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 twenty one trees are to be removed as a result of proposed works. For this reason, an Arboricultural Impact Assessment has been provided with the application.

This Arboricultural Impact Assessment has identified a total of seventy trees, ten of which are located within the road reserve to the north, with the remaining sixty trees located within the site boundaries. Of the twenty one trees proposed to be removed, one tree, identified as Tree No. 31, has been identified as exempt due being below 5 metres in height. As this tree is considered exempt, it may be removed without Councils approval. The remaining twenty trees have been identified as native canopy trees, majority of which have a high or medium landscape value and significance. The removal of this many native canopy trees raises major concern, primarily as the proposed works are located within the most densely vegetated area of the site. It is evident there are a number of alternative locations where the proposed works could be located, greatly reducing the environmental impacts and significant tree loss. Examples of more suitable locations are towards the immediate south or west of the existing dwelling. Upon further review of the site, it is evident this bushland area that is proposed to be removed is located within a wildlife corridor, meaning its loss is likely to degrade and impact the broader ecological communities of the area.

Considering the site falls within the 10/50 clearing entitlement area, additional concern is raised with the location of proposed works. Following completion, under the 10/50 clearing rule, all trees within 10

metres of the approved dwelling may be removed without approval, and considering the density of this vegetation, this could potentially result in the removal of approximately twenty trees in addition to the twenty one trees proposed for removal as part of this application. As this vegetation is fairly high value with regards plant species and being a biodiversity corridor, the removal of this many trees could be detrimental to the local ecosystem. For this reason, it is again recommended that the location of proposed works be reconsidered, ensuring that this native vegetation be retained and protected.

In addition to the twenty one trees proposed for removal, an additional five trees, identified as Trees No. 40, 41, 43, 55 and 58, are to have a major encroachment into their Tree protection Zone (TPZ), with potential Structural Root Zone (SRZ) impacts as well. It should be noted that Tree No. 55 is located within the road reserve. Any impacts into the TPZ by greater than 10%, or any impacts to the SRZ, require a tree root investigation in accordance with AS4970-2009, specifically *Clause 3.3.3 Major Encroachment*. With impacts at this level, further investigation is required to ensure that these trees can be successfully retained, as any negative impacts to both their short-term and long-term health is likely to not be supported. For this reason, it is recommended that a tree root investigation take place on the outer edge of proposed works, ensuring that significant structural roots are avoided and maintained.

The retention of existing vegetation is vital to satisfy control E1, as key objectives of this control include "to effectively manage the risks that come with an established urban forest through professional management of trees", "to protect, enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities", as well as "to promote the retention and planting of trees which help enable plant and animal communities to survive in the long-term".

In light of the above information, the landscape component of the proposal is currently not supported due to the significant impacts on existing vegetation and broader ecological communities. It is recommended that the location of proposed works be revisited to reduce environmental impacts as much as possible. Should the location of proposed works be moved, an amended Arboricultural Impact Assessment shall be required to assess the impacts of proposed works on existing vegetation.

Upon 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.