

Landscape Referral Response

Application Number:	DA2023/1400
Date:	03/11/2023
Proposed Development:	Demolition works and construction of a Residential Flat Building
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot CP SP 30051 , 13 Lodge Lane FRESHWATER NSW 2096

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 not supported with regard to landscape issues.

The application is assessed by Landscape Referral against Warringah Local Environmental Plan, Warringah Development Control Plan, the Apartment Design Guide, and SEPP 65 Design Quality of Residential Apartment Development.

Landscape Referral cannot support the application in its current form due to the following concerns:

- Firstly, it shall be noted that there are two existing Banksia's in the neighbouring properties front setback,
- The Arboricultural Impact Assessment (AIA) needs to be updated to reflect the current architectural drawings and assess the impact to both Banksia's,
- The same AIA has been submitted in this application as under PLM2023/0049 and is dated 29/11/22. The architectural plans referred to in the AIA are dated November 2022. The architectural plans submitted as part of this application are dated 31/08/23, and these plans have removed the basement wall eastern setback. The basement wall is now located along the eastern common boundary with no setback, and a retaining wall is also shown in the front setback along this boundary (from the basement to the northern boundary). Furthermore, the AIA states "*The supplied plans show the new crossover will be located towards western boundary with the area within Tree 12, to be turfed, this will enhance the growing environment of the tree*"; this is no longer the case and the Arborist shall provide further comment on this matter,
- Excavation of up to 2 metres is proposed along the eastern common boundary within tree protection zones, and comment from the Arborist is required on this matter. It is noted an existing timber retaining wall runs along the boundary which may have helped contain root

growth; however, the Arborist states "*Prior to any mechanical excavations for the proposed basement a trench shall be dug along the perimeter of the proposed basement line within the tree protection zone of Tree 12 using hand- held digging implements*". Due to the location of the walls which will likely result in major tree protection zone encroachments, a non-destructive tree root investigation in the space between the existing driveway/carport and boundary is required to help determine impact to these neighbouring trees,

- The AIA states "*The hard stand area shall remain until development is completed*", which is referring to the existing carport/driveway hard stand. Landscape Referral questions this methodology as the existing hard stand area will need to be removed, and excavation undertaken to complete the basement works. The Arborist shall provide more information on this matter,
- Landscaped area calculations include driveway and entry pathway.

The latest plans (architectural, landscape, excavation, stormwater etc.) shall be provided to the Arborist so an amended AIA can accurately assess tree impact.

Landscape Referral can continue their assessment when the aforementioned concerns are addressed, and further information is received.

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.