

Landscape Referral Response

Application Number:	DA2021/0325
Date:	16/06/2021
Responsible Officer:	Gareth David
Land to be developed (Address):	Lot 1 DP 31074 , 2 Dixon Avenue FRENCHS FOREST NSW 2086

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 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.

Councils 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

Original Comments - 20/05/2021

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.

Updated Comments - 16/06/2021

Following original concerns regarding the potential impacts of proposed works on existing trees to the north of the site, amended Architectural Plans as well as an Arboricultural Impact Assessment have been provided with the application.

The Arboricultural Impact Assessment has assessed the potential impacts of proposed works on Tree No. 1, a significant canopy tree located within the road reserve, as well as Tree No. 2, a significant native canopy tree located partially within the site as well as the road reserve. A tree root investigation has also taken place as part of the Arboricultural Impact Assessment.

Concern is raised regarding the location of this tree root investigation, as it has been dug immediately adjacent to the existing driveway. Although this is somewhat informative as it has highlighted the presence of one significant root, this tree root investigation is required to take place in line with the proposed works, as per the original comments above. The reason for this is to understand the impacts of the proposed works, rather than what is existing. This is to ensure the proposed works do not have a significant impact on this tree and its SRZ, as it appears the current proposal will impact the structural integrity of this tree, and will likely see its decline and possible failure in the future. It is therefore recommended that the Arboricultural Impact Assessment be revised, with a new tree root investigation to occur specifically on the outside edge of the proposed retaining wall adjacent to the driveway widening (eastern side of driveway).

Upon further review of the proposal, an additional canopy tree is also required to be planted in the north-east corner of the site, a minimum 3m from the existing/proposed dwelling. This tree is necessary to mitigate the increase in built form and building mass as a result of the extensions to the first floor, as well as enhance the overall streetscape of the area. This tree planting is vital to satisfy control D1 as key objectives of this control include "to enable planting to maintain and enhance the streetscape" as well as "to provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building".

The landscape component of the proposal is therefore not currently supported due to the unknown

impacts of the proposed driveway widening and associated retaining walls on the health of existing Tree No. 2. It is therefore recommended that an amended Arboricultural Impact Assessment be provided with a new tree root investigation, ensuring this tree root investigation is conducted on the outer edge of the proposed works. This is vital to understand the true impacts of the proposed works, rather than what is currently present within the site.

Upon the receipt of the required documents, 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.