

David Matthews-Lane
27th January 2022

Northern Beaches Council
Civic Centre
725 Pittwater Rd
Dee Why NSW 2099

For the Attention of Mr Daniel Millican

RE: Additional Information to DA2021/2033 for the construction of Secondary Dwelling at 18 Bambara Road, Frenchs Forest

Dear Sir,

As per the Council's request on 16th December 2021 for further information to the above DA Application and our correspondence on 17th December 2021 that we wish to provide further supporting information over our application by the 28th January 2022, we hereby submit the following documents:

- 1) An Arboricultural Impact Assessment for 18 Bambara Road, Frenchs Forest, Prepared by Liam Strachan on 17th Jan 2022.
- 2) Soil Infiltration Report on the Trench at 18 Bambara Road, Prepared by White Geotechnical Group on 19th January 2022
- 3) Letters from two adjoining property Owners on Merelyn Road each refusing to permit a drainage easement across their respective properties

These documents are to cover the three issues and concerns raised:

- 1) Impact on Trees
- 2) Stormwater
- 3) Rear Setback

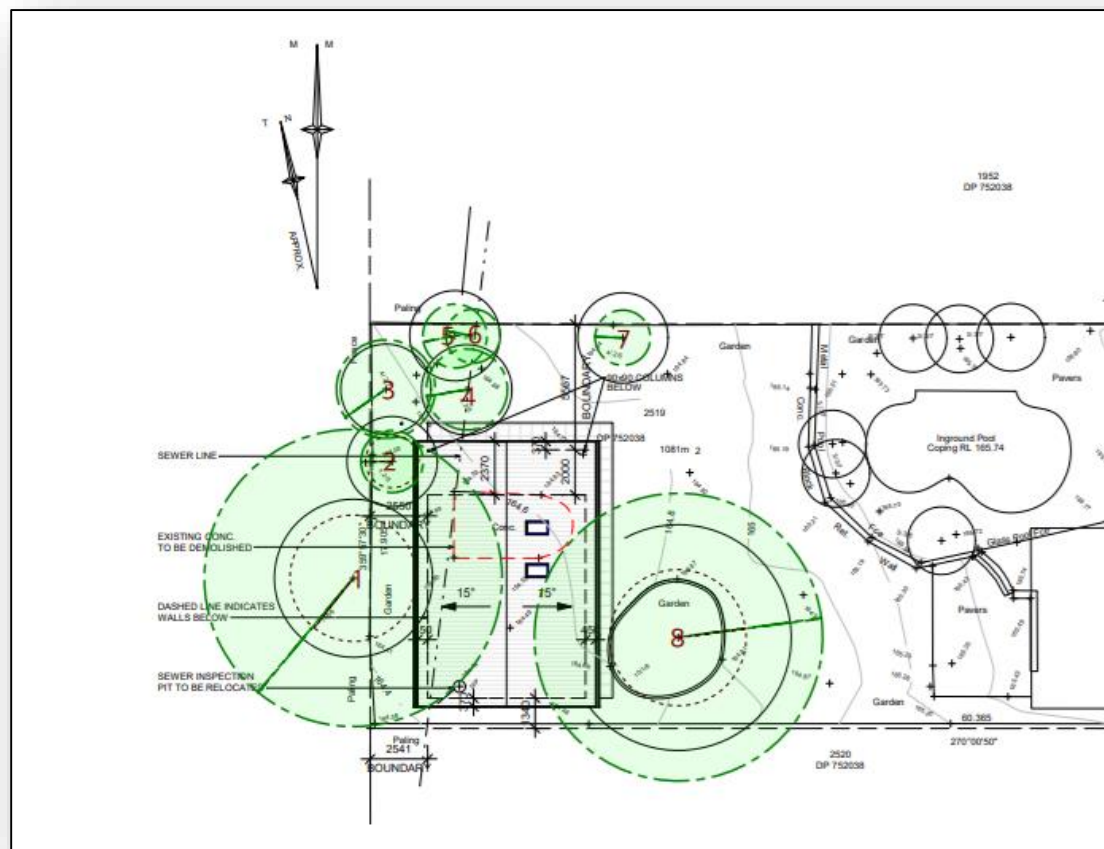
As detailed in our DA submission, we wish to retain all trees on the site and have specifically selected the location of the Secondary Dwelling to avoid the need for any to be removed and to make use of those trees on the site to make the Secondary Dwelling fit in with the surrounds.

We are therefore happy to incur the additional costs to carefully protect the trees impacted through the construction process and follow the Arborist's protection plan.

The tree details are provided in the Arboricultural Impact Assessment on SRZ and TPZ of the trees impacted on the Site.

In short, none of the SRZs of the trees are impacted and in fact the location of the Secondary Dwelling in between the two largest trees (T1 and T8 in the Report) means that the location 2.5m from the rear boundary ensures the best location for avoiding the SRZs of either T1 or T8 as the diagram page 33 illustrates. It is the recommendation of the Arborist that with appropriate protective measures the trees should be retained and we agree.

If the footprint were to move further from the rear boundary and increase the rear setback, the SRZ of the Fig Tree (T8) would be impacted. Whilst this Fig Tree is not a protected species, we are keen to retain it as it provides valuable shade in our garden, feeds the native fruit bats and will provide some shade for the secondary dwelling.



We have shared the proposed measures and protections with our neighbours and have confirmed that they are satisfied that we are taking all prudent and reasonable measures to protect their tree.

The current proposed location has been selected in order to utilise the space most efficiently, not impact on the trees and provide suitable distance from the main house/swimming pool.

Regarding the stormwater plans, we have consulted with our adjoining rear neighbours on the prospect of a stormwater easement through their properties and neither would entertain this proposal.

From the commissioned Soil filtration test prepared by White Geotechnical Group, soil should be at least 1.6m deep for the infiltrations trenches. This has been updated on the stormwater plans. Therefore, we believe that we meet the Council Water Management for Development Policy with the proposed stormwater absorption system.

We trust the above addresses your concerns with our DA Application and happy to answer any further questions.

Yours Faithfully,
David Matthews-Lane