

## Landscape Referral Response

<b>Application Number:</b>	DA2020/1772
<b>Date:</b>	28/04/2021
<b>Responsible Officer:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot A DP 393629 , 9 Wandeen Road CLAREVILLE NSW 2107

### 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 demolition of an existing residential dwelling and the construction of a new residential dwelling inclusive of double garage, plunge pool and new landscape works.

Councils Landscape Referral section has considered the application against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP controls:

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D1.14 Landscaped Area - Environmentally Sensitive Land

A Landscape Plan is provided with the application and the proposed works include the in-ground planting of trees, shrubs, grasses and groundcovers, as well as on-slab planters with shrubs and groundcovers/spill-over planting.

### Original Comments - 25/02/2021

The Arboricultural Impact Assessment provided with the application has assessed a total of fifteen trees, five of which are within the site boundaries of the proposal, with the remaining ten trees located either in neighbouring properties, or within the road reserve. Of the fifteen trees identified, three trees, Trees No. 6, 8 and 9, have been proposed for removal. All remaining trees, including those in neighbouring properties and the road reserve shall be retained. The retention of these trees is necessary to satisfy control B4.22 and D1.14, as key objectives of these controls seek to "protect and enhance the scenic value and character that trees and bushland vegetation provide", and to ensure "the bulk and scale of built form is minimised".

Tree No. 6 is located close to the eastern boundary and existing retaining wall, and also falls within the footprint of the proposed development. Tree No. 6 is a significant, mature tree with a high landscape amenity value. Trees No. 8 and 9 are located towards the rear of the property adjacent to the southern boundary and are also within the proposed works footprint. Both of these trees are semi-mature, and also have a high landscape amenity value. The proposed works would therefore necessitate the

removal of all three of these trees. The Arboricultural Impact Statement has noted that these three trees shall be replaced with new 100L trees in order to compensate for their removal. It is recommended that these trees be replaced with similar species as those removed. For this reason, the Arborists' recommendations are accepted.

It is noted that the current Landscape Plans indicate that sufficient compensation planting has already been proposed, thus no additional tree planting, in addition to that already proposed, is needed in order to compensate for tree loss. The implementation of landscape works as proposed on the Landscape Plans is vital to satisfy control C1.1, as the proposed landscaping seeks to reduce and soften the built form by ensuring it is secondary to landscaping and vegetation.

The landscape component of the proposal is therefore acceptable subject to the protection of existing vegetation, and the completion of landscape works as proposed on the Landscape Plans.

#### **Updated Comments - 28/04/2021**

Following amendments made to the Architectural Plan after original comments were provided, Landscape Referral has re-visited the application to ensure proposed alterations are acceptable and to determine whether the original comments are still applicable. It is noted that the major change within the amended Architectural Plans is the relocation of the proposed residential dwelling further north by approximately 1m, to create an increased rear setback and reduced front setback.

Concerns are raised with this amended layout, particularly in relation to existing Tree No. 5 which is noted as retained. The original dwelling location had an identified encroachment of 12.5% into the Tree Protection Zone (TPZ) which is within an acceptable range subject to typical tree protection measures and the supervision of a Project Arborist during demolition, excavation and construction works within the TPZ. The relocated building footprint as per the amended Architectural Plans indicates that this encroachment is proposed to be much larger than originally assessed. Further to this, concerns are raised around the possible encroachment into the Structural Root Zone (SRZ) of this tree as a direct result of the proposed building relocation. As no amended Arboricultural Impact Assessment is provided, it is difficult to grasp the expected impacts of the proposed works.

It is also worth noting that the original Arboricultural Impact Assessment provided with the application does not address the most recent layout of the proposed retaining wall located within the TPZ of Tree No. 5. Upon review of the documents, it appears that the encroachment is greater than the 12.5% originally assessed.

As Tree No. 5 has been identified as a mature tree with high landscape amenity value, good health and long useful life expectancy, any negative impacts to the short-term and long-term health and vitality of this tree would not be supported. Tree No. 5 is a large native canopy tree that forms a distinct natural feature within the streetscape, hence its removal would also not be supported. The retention of this tree, as well as others within the site and neighbouring properties, is vital to satisfy control B4.22, as a key objective includes "to protect and enhance the urban forest of the Northern Beaches", as well as "to protect, enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities. It is therefore recommended that an amended Arboricultural Impact Assessment be provided and a tree root investigation be undertaken to ensure the proposed encroachment does not impact any significant roots.

The landscape component of the proposal is therefore not supported due to the possible negative impacts on Tree No. 5. In its current form, insufficient information has been provided regarding the potential impacts on Tree No. 5 as a result of the relocated dwelling. For this reason, it is recommended that an amended Arboricultural Impact Assessment and tree root investigation be provided with the application, identifying the extent of works and the likely impacts on the health of this tree. Should the amended report and investigation indicate this tree cannot be retained in a healthy, and

structurally sound manner, it is recommended that an alternative design arrangement be sought.

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.