

Landscape Referral Response

Application Number:	Mod2025/0507
Date:	21/11/2025
Proposed Development:	Modification of Development Consent DA2024/1139 granted for Alterations and additions to a dwelling house including a swimming pool and carport
Responsible Officer:	Michael French
Land to be developed (Address):	Lot 6 DP 17127 , 83 Crown Road QUEENSCLIFF 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 application is for modification to development consent DA2024/1139.

No concerns are raised with the replacement tree planting being in the front setback. No further concerns are raised.

Note to planner:

Condition 15 Tree Removal Within the Property will be amended,
Condition 24 Required Tree Planting will be amended.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree Removal Within the Property

a) this consent approves the removal of existing prescribed trees on the subject site as listed below:
i) the two trees shown for removal in the rear setback on drawing Basement Floor Plan (DA2) by Incidental Architecture and dated August 2025.

b) identify these trees on site and tag or mark prior to removal.

Reason: To enable authorised development works.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Required Tree Planting

- a) one locally native tree shall be planted within the property boundary to achieve at least 6 metres height at maturity, and in accordance with the following:
- i) tree planting shall be a minimum pre-ordered planting size of 75 litres; generally selected from Northern Beaches Council's Native Planting Guide, or Council's Tree Guide; meet the requirements of AS2303 – Tree Stock for Landscape Use; planted into a prepared planting hole 1m x 1m x 600mm depth generally, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established; and shall be located at least 3.0 metres from buildings and other trees or more, at least 1.5 metres from common boundaries; and located either within garden bed or within a prepared bed within lawn.
- b) all proposed tree planting shall be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight to living rooms, private open space and where the proposed location of trees may otherwise be positioned to minimise any significant loss of views from neighbouring and nearby dwellings and from public spaces.
- c) details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Reason: To maintain environmental amenity.