

Landscape Referral Response

Application Number:	DA2024/0423
Date:	25/06/2024
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Responsible Officer:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 16 DP 33000 , 23 Stella Street COLLAROY PLATEAU NSW 2097

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

Updated comments:

The amended plans include relocation of the proposed pool and no prescribed trees are impacted. Planting is indicated on the plans around the pool and any such planting shall comply with the planting and care requirements of AS1926.1 for a non-climbable zone.

previous comments:

The proposed alterations and additions include a new swimming pool that is located in proximity to existing vegetation that will require removal should the application be approved. The Statement of Environmental Effects writes that no trees are to be removed. However trees T11 and T12 as documented in the Survey will require removal and whilst no issue is raised for T11 (which is an exempt Palm that does not require Council consent), there is no information provided regarding T12 regarding species type ie. protected or exempt. It is the responsibility of the applicant to provide such information as listed in Council's DA Lodgement Requirements.

Removal of existing canopy additionally requires replacement and this is not provided in the information presented.

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 TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and Vegetation Protection

- a) Existing trees and vegetation shall be retained and protected, including:
- i) all prescribed trees within the site, or otherwise existing trees nominated for retention on the approved plans,
 - ii) all trees and vegetation located on adjoining properties,
 - iii) all trees and vegetation within the road reserve.
- b) Tree protection shall be undertaken as follows:
- i) tree protection shall be in accordance with AS4970-2009 Protection of trees on development sites,
 - ii) the following arboricultural requirements shall be adhered to unless authorised by an Arborist with minimum AQF level 5 qualifications: existing ground levels shall be maintained within the tree protection zone of trees to be retained; removal of existing tree roots at or >25mm (Ø) diameter is not permitted; no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained; and structures are to bridge tree roots at or >25mm (Ø) diameter,
 - iii) the activities listed in section 4.2 of AS4970-2009 Protection of trees on development sites, shall not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site,
 - iv) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy, and shall be in accordance with AS4373-2007 Pruning of amenity trees,
 - v) the tree protection measures specified in this clause must: i) be in place before work commences on the site, and ii) be maintained in good condition during the construction period, and iii) remain in place for the duration of the construction works.

The Principal Certifier must ensure that:

- c) The arboricultural works listed in a) and b) are undertaken as complaint to AS4970-2009 Protection of trees on development sites.

Reason: Tree and vegetation protection.

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

Proposed Planting

The proposed planting around the pool as indicated on the plans shall comply with the planting and care requirements of AS1926.1 for a non-climbable zone.

Reason: Compliance to Australian Standards.