 northern beaches council

Landscape Referral Response

Application Number:	DA2024/0628
Date:	19/06/2024
Proposed Development:	Torrens title subdivision of one lot into two
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 612568 , 23 Lantana Avenue WHEELER HEIGHTS 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

The submitted plans include a Plan that indicates the alignment of the proposed subdivision and an indicative building layout.

The documents presented at pre-lodgement indicate landscape area calculations to satisfy the minimum 40% for each lot. Concern is raised however that the indicative building footprint does not consider the inclusion of outdoor living amenity provisions such as terraces, decks etc, and it is unrealistic to assume that these will not eventuate for residential living, and hence an increase in the built upon area and reduces the 40% landscape area.

The property contains existing trees and no information is submitted to identify whether these are prescribed trees or otherwise exempt trees. Should the subdivision be approved, all trees as shown on the Plan will require removal for building works under future applications for building works to each lot. Replacement tree planting will be required within each lot to offset canopy loss. Any approval of the subdivision does not include approval to remove existing trees which shall only be considered for each separate development application for new housing development.

Should the Assessing Planning Officer determine that the indicative building footprint / landscape area is acceptable, Landscape Referral shall provide conditions for existing tree and vegetation protection.

The proposal is therefore supported.

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

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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,
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.