

Landscape Referral Response

Application Number:	DA2024/1206
Date:	10/10/2024
Proposed Development:	Two staged subdivision of one lot into three lots including driveway and associated works
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 18 DP 19022 , 107 Iris Street BEACON HILL NSW 2100

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

AWAITING PLANNER REVIEW of landscape area calculations.

The application is assessed by Landscape Referral against Warringah Development Control Plan 2011, and the following Warringah Development Control Plan 2011 controls (but not limited to): C1 Subdivision; E1 Preservation of Trees or Bushland Vegetation; and E6 Retaining unique environmental features.

The property supports an existing large English Oak tree in good condition and with a high retention value, and also an exposed natural sandstone outcrop that presents to the streetscape that shall be retained as exposed to the streetscape. It is noted that the exposed natural sandstone outcrop is extensive in length and this presents a physical barrier for tree root growth such that existing tree roots are unlikely to be encountered where the proposed building footprint is located. Additionally the existing ground surface from the exposed natural sandstone outcrop to the Lot 1 boundary is nominated as landscape area and thus existing ground is maintained for the preservation of existing tree roots. Furthermore landscape area is nominated adjacent in the proposed Lot 3.

The submitted Arboricultural Impact Assessment (AIA) recommends the retention of the English Oak and notes that building construction is below the height of the tree canopy thus minimal disturbance to the canopy is expected. Tree protection measures are recommended in the AIA including tree protection fencing and Landscape Referral raise no concerns.

Submitted plans include landscape and stormwater proposals however the development application is for subdivision into three Lots and construction of a new driveway. Regardless the plans are reviewed and it is advised that the location of the OSD tank will require relocation to ensure street facing natural rock outcropping is preserved.

The landscape area for each Lot is not provided within either the reports or plans and is not not known if each Lot is able to provide 40% landscape area, and this matter shall be determined by the Assessing Planning Officer. It is noted that landscape area requirements are:

- a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;
- b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;
- c) Landscaped open space must be at ground level (finished); and
- d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.

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.