

Landscape Referral Response

Application Number:	Mod2025/0018
Date:	11/06/2025
Proposed Development:	Modification of Development Consent DA2023/1869 granted for Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1 lot
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 5B DP 158658 , 58 Beaconsfield Street NEWPORT NSW 2106 Lot 6 DP 1096088 , 56 Beaconsfield Street NEWPORT NSW 2106 Lot 7B DP 162021 , 54 Beaconsfield Street NEWPORT NSW 2106

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

11.06.2025 comments to further updated plans:

Architectural Plans are submitted that responds to the concerns previously raised with the width of the eastern entrance footpath reduced. No Landscape Plans were submitted as requested to co-ordinate all plans and thus a condition shall be imposed for co-ordinated Landscape Plans to ensure consistency with the front setback landscape setting outcomes.

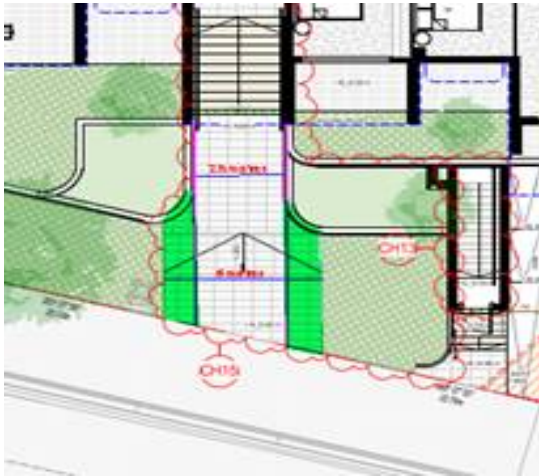
DA2023/1869 Condition 10 Amended Landscape Plans shall be modified. Condition 61. Landscape Completion remains unaltered.

28.05.2025 comments in response to updated plans:

The location of the OSD under the western entrance footpath within the property raises no concerns. However, the width of the eastern entrance footpath at approximately 5 metres in width is not supported as this is not necessary to provide for access activities and the percentage of hardstand within the front setback diminishes the landscape area to an extent that impacts the presentation of the landscape setting as more prominent than the built form as required under Pittwater DCP.

It is suggested that the width of the eastern entrance footpath shall be aligned with the building entry

and external walling width as illustrated below. Amended Landscape Plans shall indicate mass planting to the landscape areas either side of the footpath to enhance the entry setting.



Updated comments 12.05.2025:

Subsequent amended plans are submitted including stormwater plans and these include additional and/or relocated infrastructure within the landscape zones, that will inhibit tree planting approved in the development consent under the as approved landscape plans. The development consent stormwater plans included pits and lines closer to the basement alignment and the modified stormwater pits and line (additional and relocated) are not supported and a co-ordinated approach is required. No amended Landscape Plans have been submitted with the modification application.

Additionally, the inclusion of the OSD tank within approved landscape area nominated for tree and other planting is not supported.

Previous comments:

The application is for modification to development consent DA2023/1869 as described in reports and as illustrated on plans. In terms of landscape setting outcomes, the modification includes: extension to the basement at the ground floor level of the building and this reduces the soil depth to the courtyards at first floor level. It is however noted that this courtyard level is designed under the development consent with predominately lawn areas and low height planting or planting not requiring substantial soil depth, thus the indicated soil depth on the modification plans are adequate to support the intended landscape outcomes.

Landscape Referral conditions under the development consent remain unaltered including: Conditions 10, 11, 38, 39, 43, 60, 61, and 88.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

modify 10. Amended Landscape Plans

Amended Landscape Plans based on Wyer & Co drawings CC-01 to CC-06 inclusive (all revision

03), shall be issued to the Certifier prior to the issue of a Construction Certificate to include the following details:

- i) the nominated *Tristaniaopsis laurina* 'luscious' along the entirety of the rear boundary shall be clearly marked by symbol, as shall all nominated tree planting.
- ii) the nominated number of proposed tree planting within the front setback shall remain unaltered,
- iii) street tree planting shall consist of *Xanthostemon chrysanthus* delivered at a pre-ordered 200 litre container size minimum, installed within pavement as detailed in Council's Standard Drawing 1300 - Tree Pit Details, including strata cell subsurface with root barriers and planted understorey, (#)

(#) item iii) shall also be documented for the section 138 and 139 application for works in the road reserve, consisting of full pavement width to the road reserve with street tree planting.

Certification shall be provided to the Certifier that these amendments have been documented.

Reason: Landscape amenity.