

## Landscape Referral Response

<b>Application Number:</b>	DA2022/1910
<b>Date:</b>	15/02/2023
<b>Proposed Development:</b>	Demolition work and construction of a Residential Flat Building including basement car parking.
<b>Responsible Officer:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot CP SP 2492 , 61 North Steyne MANLY NSW 2095

### 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

Council's Landscape Referral have assessed the application against the following relevant landscape controls and policies:

- State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development (SEPP65) under: clause 28(2) (a) (b) and (c), including Schedule 1, Principle 5: Landscape,
- the associated Apartment Design Guide, including the objectives of control 3E Deep Soil Zones, 4O Landscape Design, 4P Planting on Structures, and
- Manly Local Environment Plan (MLEP) and the following Manly Development Control Plan (MDCP) controls (but not limited to): 3.3.1 Landscaping; Design; and 4.1.5 Open Space and Landscaping, including 4.1.5.2 (c) Minimum Tree Plantings where applicable

Landscape Plans are submitted with the development application in accordance with Council's DA Lodgement requirements.

The landscape proposal as documented in the Landscape Plans submitted generally provides adequate landscape treatment to satisfy Schedule 1 Design quality principles of SEPP65, including: Principle 5: Landscape - positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood; enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks; optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

Additionally, the objectives of the Apartment Design Guide are generally satisfied as follows: 2G Street Setback: landscape proposal contributes to the landscape character; 3C Public domain interface: the deep soil zone fronting North Steyne contributes to the quality and character of the streetscape; 3E Deep Soil Zone: provides the the greening of the North Steyne frontage with mass planting as a transition between public space and private space, as well as achieving environmental benefits and stormwater management; 4O Landscape Design: landscape proposal contributes to the setting of the

property within the locality; and 4P Planting on Structures: provides greening to roof and terrace planters.

Landscape Referral, subject to ownership clarification of the land proposed as the deep soil zone, raise no objections.

Amended Landscape Plans are required to satisfy landscape controls listed under MDCP including: proposed surface treatments and materials, including but not limited to structures, features, walling, fences, pavements, gardens, lawns, ground stabilisation, drainage, irrigation etc; location, height and materiality of proposed retaining walls and fences; soil depth of planter boxes on-slab; proposed planting scheme including species selection, location, quantities, mature heights and pot sizes; specific location and selection of any tree planting based on preserving existing prominent views from adjoining properties; outline of proposed buildings, driveways and structures, pavements, walls and fences, all consistent and co-ordinated with building and services plans; location of any underground services or basements; and any irrigation systems; and additionally conditions shall be imposed regarding the selection of some species that should be removed from the schedule and replaced with hardy coastal species.

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**

#### **Amended Landscape Plan**

An Amended Landscape Plan shall be issued to the Certifier prior to the issue of a Construction Certificate to include the following details:

- a) Generally, the amended landscape plans shall provide detailed landscape information including:
  - i) proposed surface treatments and materials, including but not limited to structures, features, walling, fences, pavements, gardens, lawns, ground stabilisation, drainage; location, height and materiality of proposed retaining walls and fences; soil depth of planter boxes on-slab; proposed planting scheme including species selection, location, quantities, mature heights and pot sizes; outline of proposed buildings, driveways and structures, pavements, walls and fences, all consistent and co-ordinated with building and services plans; location of any underground services or basements; and any irrigation systems.
  - b) Specifically, the amended landscape plans shall provide detailed landscape information including:
    - i) 300mm minimum soil depth plus additional depth for drainage cell and other materials, for the green roof over the car lift structure, all level 1 to 4 and roof level terrace planters, and the soft landscape area (Unit 01) at ground level nominated as lawn,
    - ii) 1m minimum soil depth plus additional depth for drainage cell and other materials, for the courtyard planter at ground level for the proposed feature tree planting,
    - iii) 600mm minimum soil depth plus additional depth for drainage cell and other materials, for the courtyard planters at ground level and all other ground level floor planters,
    - iv) all planters shall be to the width as shown on the Landscape Plans including a minimum horizontal dimension of 500mm measured from the inner side of the planter for planters documented less than 500mm width,
    - v) specific location and selection of any tree planting based on preserving existing prominent views from adjoining properties,

- c) the proposed fire hydrant location within deep soil fronting Denison Street is to be relocated elsewhere closer to fire egress path and not within deep soil zones,
- d) the deep soil zone fronting North Steyne, forward of the building line, shall be non-accessible to residents of the development and shall remain as a mass planted landscape zone above the stone retaining wall with no fencing above the wall,
- e) the following nominated species, not suited to the coastal location or are invasive self-seeding species, shall be deleted from the design and schedule: *Corymbia* hybrid, *Zelkova serrata*, *Tristanopsis laurina* 'luscious', all *Syzygium* species, all *Grevillea* species, and all *Pennisetum* species,
- f) the following coastal species are suggested to be considered as replacement planting for item e) above: *Metrosideros excelsa* and dwarf varieties, *Agonis flexuosa* dwarf varieties, *Banksia* dwarf varieties, *Leptospermum* dwarf varieties, *Westringia* dwarf varieties, *Correa alba*, *Phormium* species, *Strelitzia reginae* / *parvifolia*, *Buxus* species, and *Aloe* species.

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

Reason: Landscape and streetscape amenity.

### **On Slab Landscape Works**

Details shall be submitted to the Certifier prior to the issue of the Construction Certificate indicating the proposed method of waterproofing and drainage to all planters over slab, over which soil and planting is being provided. Landscape treatment details shall be submitted to the Certifier prior to the issue of the Construction Certificate indicating the proposed soil type, planting, automatic irrigation, and services connections. The following soil depths are required to support landscaping: 300mm for groundcovers, perennials, grasses and lawn; 600mm for shrubs; and 1m for small trees.

Design certification shall be submitted to the Certifier by a qualified Structural Engineer, that the planters are designed structurally to support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: To ensure appropriate soil depth for planting and ensure waterproofing and drainage is installed.

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

### **Landscape Completion**

Landscape works are to be implemented in accordance with the approved Amended Landscape Plans.

Prior to the issue of any Occupation Certificate details (from a landscape architect or landscape designer) shall be submitted to the Principal Certifier certifying that the landscape works have been completed in accordance with approved plans and any conditions of consent.

Reason: Environmental amenity.

## **ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

### **Landscape Maintenance**

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting. If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Amended Landscape Plans and any conditions of consent.

A maintenance activity schedule for on-going maintenance of planters on slab shall be incorporated to monitor and replenish soil levels as a result of soil shrinkage over time.

The approved landscape area with planting (trees, shrub, groundcovers, perennials, lawn) shall in perpetuity remain as planting under the development consent.

Reason: To maintain local environmental amenity.