

Landscape Referral Response

Application Number:	DA2025/0024
Date:	03/02/2025
Proposed Development:	Demolition works and construction of shop top housing including strata subdivision
Responsible Officer:	Thomas Burns
Land to be developed (Address):	Lot 1 DP 34753 , 158 Pacific Parade DEE WHY NSW 2099

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 proposal is supported with regard to landscape issues.

The application is assessed by Landscape Referral against SEPP (Housing) 2021, the ADG, Warringah Local Environmental Plan 2011 the Warringah Development Control Plan 2011.

The site is zoned E1 and the nil setbacks are noted. The public domain works will be approved under the relevant pathways; however, all planting and turf shall be replaced with full width unit pavement, from building to kerb, as a continuation to the public domain of The Strand. Appropriate street tree planting will need to be included as outlined in the conditions of consent.

The plant species selections for the awning shall not include any cascading plants or groundcovers that tend to cascade to reduce maintenance requirements and to avoid any conflict with the public domain. The awning should be nominated on any subdivision plans as common property with all ongoing maintenance undertaken by the owners. An amended Landscape Plan shall be submitted prior to issuing a Construction Certificate.

One tree within the property boundaries will require removal and is exempt, therefore may be managed or removed at the discretion of the applicant without consent.

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

a) amended Landscape Plan(s) shall be issued to the Certifier prior to the issue of a Construction Certificate to include the following details:

- i) delete all cascading plants from the awning species list and substitute with suitable non cascading alternatives,
- ii) include full width unit pavement, from building to kerb, on all frontages,
- iii) street tree planting on all frontages - *Tristaniopsis laurina* 'Luscious',
- iv) two street trees on Pacific Parade, and six street trees on The Strand; 6 metre spacings; and consider sight line requirements at crossings and driveways,
- v) three street trees on Griffin Road; one between the pram ramp near the intersection of Pacific Parade and the substation, one between the substation and the bus stop, and one between the bus stop and the intersection of The Strand; consider circulation requirements around the substation, clearance for the bus zone and sight line requirements at crossings.

b) certification shall be submitted to the Certifier that these amendments have been documented.

Reason: Landscape amenity.

Public Domain Works

As part of any works within the road reserve, a Public Domain Plan shall be submitted under a Section 138 application to Council, with sufficient detail design information including the following:

- i) alignment levels showing existing and proposed levels for altered kerbs and gutters,
- ii) existing and proposed pavement levels, with proposed gradients no more than a 2.5% fall from building openings to top of kerb,
- iii) details of any utility alignment and level changes,
- iv) details of the proposed pavement finish from building to kerb which shall equal concrete unit paving 'Urbanstone River Topaz'; finish - shot blast; size - 400x400x50mm; pattern - stackbond parallel to kerb/building alignment; banding - to match existing throughout The Strand public domain areas,
- v) proposed street tree planting as per the amended Landscape Plan requirements, and in accordance with Northern Beaches Council Standard Drawing 1300 - Tree Pit Details, Plan and Section, including strata cell system; however, having a 1600mm (length along kerb) x 1200mm tree pit opening finished with mulch and groundcover planting,
- vi) the street tree species shall be *Tristaniopsis laurina* 'Luscious', installed at a pre-ordered 200 litre container size,
- vii) the groundcover planting shall be *Liriope* 'Evergreen Giant' planted at 6 per square metres and at 140mm container pots.

Any work carried out upon public land shall have all the necessary prior approvals and permits from Council in place prior to commencement to conduct such works.

Reason: Compliance with Council standards for works on public land.

On Slab Landscape Planters

a) 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.

b) The following soil depths are required to support planting in accordance with the ADG requirements: 300-450mm for groundcovers; and 500-600mm for shrubs.

c) 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

a) landscape works are to be implemented in accordance with the approved amended Landscape Plan(s) unless otherwise imposed by any conditions.

b) prior to the issue of an Occupation Certificate, details (from a landscape architect, landscape designer or qualified horticulturalist) shall be submitted to the Principal Certifier, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.

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

Landscape Maintenance

a) if any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components.

b) 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.

c) 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 Landscape Plan(s) and any conditions of consent.

d) 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.

e) the approved landscape planted areas, whether containing lawn, gardens or planters shall in perpetuity remain as planting under the development consent, and shall not be replaced with any hard paved surfaces or structures.

Reason: To maintain local environmental amenity.