

Landscape Referral Response

Application Number:	DA2025/0143
Date:	28/02/2025
Proposed Development:	Demolition works and construction of a shop top housing development including basement car parking
Responsible Officer:	Brittany Harrison
Land to be developed (Address):	Lot 1 DP 715158 , 1753 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 230780 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 715158 , 4 Bungan Lane MONA VALE NSW 2103 Lot 102 DP 788439 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 1136849 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 412869 , 1749 Pittwater Road MONA VALE NSW 2103

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 application as described in reports and as illustrated on plans is assessed by Landscape Referral against the Pittwater Local Environment Plan (PLEP) zone objectives for MU1 Mixed Use land; the following Pittwater 21 Development Control Plan (PDCP) controls but not limited to C1.1 Landscaping and D9.10 Landscape Area - General; and Chapter 4 of State Environmental Planning Policy (Housing) 2021, including: (a) Clause 147(1)(a) requires the proposal to be assessed against the nine design quality principles contained in the Apartment Design Guide and specifically for Landscape Referral, Principle 5 - Landscape; and (b) Clause 147(1)(b) requires the consent authority to take into consideration the Apartment Design Guide (ADG) - 3E Deep soil zones, 4O Landscape design, and 4P Planting on structures.

It is noted for the residential component that under ADG, 3E Deep soil zones requiring 7% deep soil is not proposed and rather soft landscape works are located on structure. Additionally, under PDCP C1.1 for shop top housing a minimum landscape area of 20% is required. These matters shall be addressed by the Assessing Planning Officer. It is noted that the PLEP objectives of the zone which is located in a Commercial Centre includes the following landscape related considerations: to ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces; and to ensure that new development

provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. The existing public domain frontages of Pittwater Rod and Bungan Lane currently provide the objectives as listed and these remain unaltered by the development proposal.

The existing property does not support any prescribed trees requiring Council consent for management or removal. Existing street trees within the road reserve of Pittwater Road shall be protected.

Landscape Plans are submitted and identify existing public domain elements (granite stone pavement and street trees) within both Pittwater Road and Bungan Lane, are proposed for retention and conditions shall be imposed for protection measures. The proposed landscape works within the property on structure includes the minimum landscape design features required under PDCP C1.1 for shop top housing, at the ground level of the building facade to both Pittwater Road and to Bungan Lane. Other on structure landscape works include: podium landscape gardens at level 2; terrace planters at level 3, level 4 and level 6; a rooftop common open space area at level 6; as documented on the Landscape Plans. All planters on structure shall be at least 800mm in soil depth as required under PDCP D9.10.

Landscape Referral raise no concerns with the landscape setting outcomes and provide conditions of consent for landscape works should the application be approved.

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

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 depth minimum is required: 800mm.

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 secure waterproofing and drainage is installed.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of Public Domain

All existing public domain assets including but not limited to pavements, street furniture, service utilities and street trees fronting the development site shall be protected during all times. Any damage to public domain assets shall be rectified to the satisfaction of Council.

Reason: Preservation of public domain assets.

Protection of Existing Street Trees

All existing street trees in the vicinity of the works shall be retained during all construction stages, and the street trees fronting the development site shall be protected by tree protection fencing in accordance with Section 4 of AS4970-2009 Protection of trees on development sites. As a minimum the tree protection fencing for street tree(s) fronting the development site shall consist of standard 2.4m panel length to four sides and in accordance with Australian Standard 4687-2007 Temporary Fencing and Hoardings, unless otherwise directed by an Arborist with minimum AQF Level 5 in arboriculture. All fencing shall be located to allow for unrestricted and safe pedestrian access upon the road verge.

All street trees within the road verge are protected under Northern Beaches Council development control plans, except where Council's written consent for removal has been obtained. The felling, lopping, topping, ringbarking, or removal of any trees is prohibited. No excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of street trees.

Reason: Street tree protection.

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 Landscape Plans, and inclusive of the following conditions:

- a) landscape works are to be contained within the legal property boundaries,
- b) hard and soft landscape works shall be installed as indicated on the approved Landscape Plans, unless otherwise imposed by conditions,
- c) all nominated *Rhaphiolepis* species shall not be installed and shall be replaced with non self-seeding species of similar form and size.

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: Landscape 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 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

Reason: To maintain local landscape amenity.