

Landscape Referral Response

Application Number:	REV2021/0014
Date:	10/09/2021
Responsible Officer:	Rebecca Englund
Land to be developed (Address):	<p>Lot 21 DP 11320 , 323 - 325 Condamine Street MANLY VALE NSW 2093</p> <p>Lot 22 DP 11320 , 323 - 325 Condamine Street MANLY VALE NSW 2093</p> <p>Lot 123 DP 737259 , 327 - 329 Condamine Street MANLY VALE NSW 2093</p> <p>Lot 25 DP 11320 , 331 Condamine Street MANLY VALE NSW 2093</p> <p>Lot 20 DP 11320 , 321 Condamine Street MANLY VALE NSW 2093</p>

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 is for review of determination under section 8.2(1)(a) of the EPA Act for development application DA2020/0824.

The development application is for demolition of existing site structures and the construction of a shop top housing development located on land zoned B2 Local Centre, and associated works including landscape works.

The application is assessed by Landscape Referral against State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development (SEPP65), and associated Apartment Design Guide (ADG), and Warringah Local Environmental Plan (WLEP) and Warringah Development Control Plan 2011 (WDCP), including but not limited to the following clauses:

- Principle 5: Landscape, of SEPP65 requires " that ... landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. ... well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity ..."
- WLEP: it is noted that no deep soil requirements exist under Warringah Local Environmental Plan for land zoned B2 Local Centre.

Landscape Plans are provided with the application including on structure planters within the site. The planters to the landscaped lightwells support taller palm species suitable for the light levels and the

depth of planters shall be 1 metre, and all other planters to terraces and boundaries shall be 600mm soil depth. Additionally the Landscape Plans include public domain proposals for paving and street tree planting.

The public domain works within the road reserve verge shall be part of a road reserve works application under section 138 and 139 of the Roads Act, and subject to conditions of consent. The street tree planting proposed shall be altered to satisfy Council's standard street tree planting detail that requires the tree pit to be located at the back of kerb, and the species type selection shall be based on a suitable outcome in consideration of the constraints of underground utilities across the road verge. Street tree planting locations, species and size shall be as selected and advised by Council.

Under the Apartment Design Guide, section 4T Awnings and Signs, and in consideration of the Northern Beaches Public Space Vision & Design Guidelines under section D12.2 Street Awnings, the awning structure shall be a continuous awning across the frontage, and shall be setback to provide a minimum 1.5 metre from the face of the kerb to accommodate utility poles and street trees. Such awning design over the public road verge encourages pedestrian activity along streets and in conjunction with active frontages, and together with building entries provides a public address, thereby contributing to the identity of a development, and additionally provides shelter from the elements.

Landscape Referral raise no objections to the proposal subject to conditions of 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

On Slab Landscape Works

Details shall be submitted to the Certifying Authority 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 Certifying Authority prior to the issue of the Construction Certificate indicating the proposed soil type, planting, automatic irrigation, services connections, and maintenance activity schedule.

The following soil depths are required to support landscaping as proposed:

- i) 600mm for mass shrub/accent planting to terraces and boundaries
- ii) 1m for palm and mass planting to lightwell planters

Design certification shall be submitted to the Certifying Authority 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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Public Domain Works

Public Domain pavement works and street tree planting shall be installed in accordance with the following:

- i) works are to be subject to a road reserve works application under section 138 and 139 of the Roads Act,
- ii) paving shall be granite pavers (Sesame Grey) 600mm x 300mm x 40mm exfoliated and with a stretcher bond pattern, in accordance with Council's Public Space Vision & Design Guidelines, consisting of a high street urban palette,
- iii) paving gradients across the road verge shall be no more than 2.5% fall to kerbs, and all pavements shall match levels of adjoining road verge footpaths,
- iv) utility services shall match proposed gradient levels,
- v) any pedestrian crossings and crossovers shall provide tactile ground surface indicators in accordance with Australian Standard 1428.4.1-2009 - Design for Access and Mobility, and Council's Public Space Vision & Design Guidelines,
- vi) existing utility pit lids are to be altered to paver infill types to accommodate the proposed pavement type,
- vii) street tree planting locations, species and size shall be as selected and advised by Council,
- viii) proposed street tree planting shall be located behind the kerb, and shall be in accordance with Northern Beaches Standard Drawing 1300 - Tree Pit Details, Plan and Section, or as otherwise advised by Council, including structural soil, 1600 x 1400 tree pit opening finished with porous paving sitting on a cast iron perforated grate, excluding strata cell provisions in this instance due to the presence of underground services.

Any work carried out upon public land shall have all the necessary prior approvals (section 138 Roads Act application) and permits from Council in place prior to commencement to conduct such works.

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

Landscape Completion

Landscape works within the site is to be implemented in accordance with the approved Landscape Plans, inclusive of the following requirements:

- i) the nominated Kentia Palms shall be installed at mixed trunk heights between 2 to 3.5 metres,
- ii) shrubs within planters shall be installed at 700mm centres,
- iii) all other planting areas within the planters shall be occupied by mass planting groundcovers and accents planted at 4 per square metre densities.

Prior to the issue of an Occupation Certificate, details shall be submitted to the Certifying Authority, 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

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 Plan and any conditions of consent.

For all new residential works with two or more dwellings and mixed use developments, 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.

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: To maintain local environmental amenity.