

Landscape Referral Response

Application Number:	DA2018/1514
Date:	11/04/2019
Responsible Officer:	Lashta Haidari
Land to be developed (Address):	Lot 100 DP 1015283 , 145 Old Pittwater Road BROOKVALE NSW 2100

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

Amended Plans Comment 11/04/2019

Amended Landscape Plans submitted by the applicant are noted.

The plans have addressed written comments and issues raised during discussions with the applicant. As a result, the plans are considered acceptable with regards to the Stage 2 Development proposal and in consideration of potential future development stages over the site.

Issues regarding building bulk and DCP non-compliances are left to Urban Design comment, however it is noted that the photomontages provided in the Visual Impact Report - Views 8, 9 and 10 in pages 32 - 37 of the report include existing mature trees that are required to be removed to accommodate the new slip lane off Pittwater Road into the site. This would expose more of the building in the short to medium term as proposed tree planting matures.

Recommended conditions have been included if the proposal is to be approved. It is also recommended that if approved, the Landscape Plans provided be included in consent documentation.

Original Comment

The plans raise some areas of concern regarding streetscape address and visual impacts to the Condamine Street frontage.

- Southern end of the site:

The plans indicate removal of mature canopy trees to accommodate a slip lane off Condamine Street to access the small existing car-park. The creation of the slip lane also reduces the landscape buffer to the main road. The need for the slip lane is queried as there appears to be alternate access through the site from the entry opposite the Pittwater Road entry.

- Landscape area forward of the car-park opposite Warringah Golf Club:
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The plans indicate reduction in the width of the landscape area with minimal landscape buffer to the carpark. The resultant area will be dominated by hard surfaces and cars. This is considered to be a poor response to the streetscape along a major arterial road. Insufficient width is provided to enable suitable planting to screen the car-park and integrate the bulk and scale of the development into the streetscape.

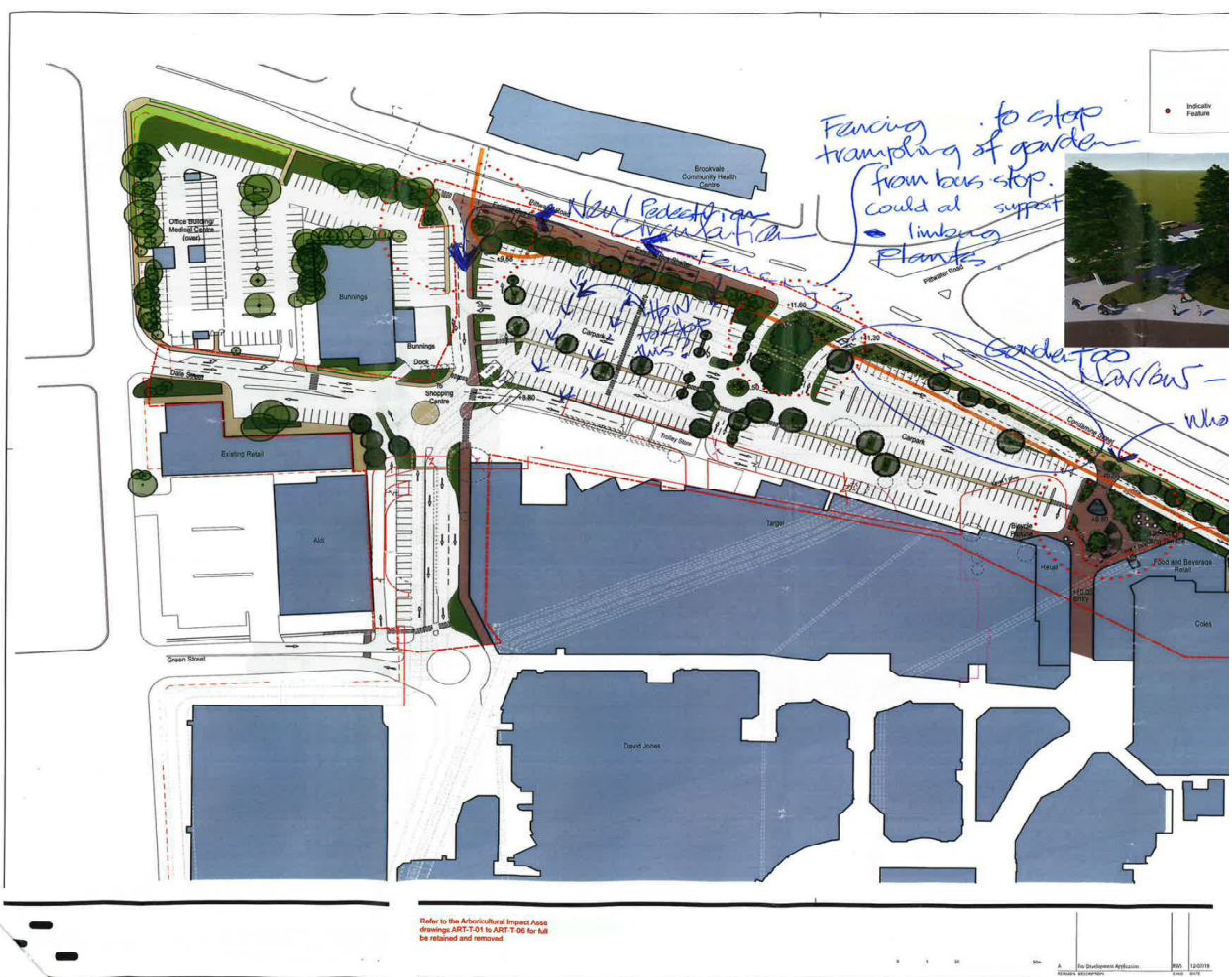
- Access to the site from the transport interchange

The plans indicate that pedestrian access to the site is to be directed to the northern end of the bus interchange and not through the car-park as is currently the case. No detail is provided as to how pedestrians are to be controlled from filtering through the garden beds into the car-park. Presumable fencing will be required. Opportunities exist to integrate planting to grow along a fence or for fencing to become a feature of the site via integrated public art in the design. Details on the resolution of pedestrian control are required.

- Planting to car-park access ramps.

The elevations provided indicate that planting cascades down the walls of the car-park entry ramps. Conceptually this is supported, however the landscape plans make no reference to such planting. Landscape plans should be amended to indicate how this can be achieved.

If further information is provided, additional assessment can be undertaken.



Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

On slab landscape planting and associated works

- a) Details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed method of waterproofing to all internal walls and slab, and drainage of the concrete slab over which soil and planting is being provided.
 - b) Landscape treatment details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed soil volume, soil type, planting, automatic irrigation, services connections, and maintenance activity schedule.
- c) The following soil depths are required in order to be counted as landscaping:
- 300mm for lawn, groundcover or training plants
 - 600mm for shrubs
 - 1metre for trees

Reason: To ensure appropriate and secure waterproofing and drainage is installed to direct water flow into the drainage system, and away from habitable areas.

Tree Protection Plan

In order to protect and enhance onsite vegetation and trees the following applies to the development site:

(a) A Tree Protection Plan prepared by a AQF Level 5 Arborist (or equivalent) showing the following:

- Layout of the approved development
- Location of trees identified for retention
- Extent of canopy spread
- Location of tree protection fencing / barriers (fencing in accordance with AS2470 – 2009)
- General tree protection measures

(b) The Tree Protection Plan is to be submitted to the Principal Certifying Authority for approval prior to issue of a Construction Certificate.

(c) Tree protection measures identified on the plan are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site. (DACLAC01)

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree protection

(a) Existing trees which must be retained

i) All trees not indicated for removal on Landscape Plans Dwg Nos. ART-LSD-01, 02 and 03 Rev. B dated 25/03/19 prepared by Arterra Design, unless exempt under relevant planning instruments or legislation

(b) Tree protection

i) No tree roots greater than 30mm diameter are to be cut from protected trees unless authorised by a qualified Arborist on site.

ii) All structures are to bridge tree roots greater than 30mm diameter unless directed otherwise by a qualified Arborist on site.

iii) All tree protection to be in accordance with AS4970-2009 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures.

iv) All tree pruning within the subject site is to be in accordance with WDCP2011 Clause E1 Private Property Tree Management and AS 4373 Pruning of amenity trees

v) All tree protection measures, including fencing, are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.

Project Arborist

i) A Project Arborist with minimum qualification AQF Level 5 is to be appointed prior to commencement of works.

ii) The Project Arborist is to oversee all tree protection measures, removals and works adjacent to protected trees as outlined in the approved Tree Protection Plan, Arboricultural Impact Assessment Report and AS4970-2009 Protection of trees on development sites.

iii) The Project Arborist is to ensure compliance as relevant with any other environmental requirements conditioned under this consent.

Reason: to ensure protection of vegetation proposed for retention on the site.

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

Landscape completion certification

Condition:

a) Landscaping is to be implemented in accordance with Landscape Plans Dwg Nos. ART-LSD-01, 02 and 03 Rev. B dated 25/03/19 prepared by Arterra Design.

b) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved landscape plan and inclusive of any conditions of consent.

c) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been established and maintained in accordance with the approved landscape plan.

Reason: To ensure that the landscape treatments are installed to provide landscape amenity.

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

Landscape maintenance

i) Trees shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilized as required at the time of planting.

ii) 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.

Reason: To maintain local environmental amenity