

## Landscape Referral Response

<b>Application Number:</b>	DA2022/0469
<b>Date:</b>	30/11/2022
<b>Responsible Officer:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 11 DP 1207743 , 1102 Barrenjoey Road PALM BEACH NSW 2108

### 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 development application is for the construction of a Shop Top Housing development.

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),
- the associated Apartment Design Guide (ADG), including Principle 5: Landscape, and the objectives of control 3E Deep Soil Zones, 4O Landscape Design, 4P Planting on Structures, and
- Pittwater Local Environmental Plan and the following Pittwater Development Control Plan (PDCP) controls (but not limited to): C2.1 Landscaping

Updated Landscape Plans are submitted in response to the previous Landscape Referral concerns raised. The Landscape Plans are updated to include satisfactory landscape treatment, including: tree planting to soften the built form as viewed from the streetscape; appropriate pavement to support accessibility to the 'public plaza' and commercial tenancies; and deep soil zone to the eastern boundary is planted as required to qualify as deep soil rather than external paved terraces.

The updated Landscape Plans generally satisfy the concerns with a number of exceptions that shall be resolved by imposed conditions of consent should the development application be approved, including: provision of adequate soil depth to support the proposed tree planting to the Barrenjoey Road streetscape; eastern boundary planter above the boundary retaining structural walling shall be increased in depth and width to support adequate screen planting to replace the existing exempt species boundary screen planting; and southern boundary landscape area shall support the addition of taller vegetation.

The existing property does not support any prescribed trees under PDCP, and the existing vegetation consisting of exempt species palms, shrubs and hedges may be removed without Council consent.

Should the development application be approved, Landscape Referral provide 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

### Amended Plans

Co-ordinated Plans shall be issued to the Certifying Authority prior to the issue of a Construction Certificate to include the following details:

i) the ground floor paved areas to the 'public plaza' and commercial tenancy entries within the property fronting Barrenjoey Road shall be documented in accordance with the Landscape Plans indicating full pavement except where garden planters are proposed.

Certification shall be provided to the Certifying Authority that these amendments have been documented.

Reason: Landscape amenity.

### Amended Landscape Plans

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

- i) the minimum soil depth over the carpark basement for the planter works to the Barrenjoey Road frontage within the property shall be at least 800mm excluding drainage and waterproofing, and if required raised above ground level and finished with sandstone facing and capping,
- ii) the eastern rear boundary planter above the boundary retaining structural walling shall be increased in depth to 600mm excluding drainage and waterproofing, and a minimum internal width of 900mm and designed and constructed as part of the boundary retaining structural walling
- iii) the eastern boundary at grade planting shall be supplemented with the addition of 6 x *Livistona australis* planted at a 1m trunk height minimum, and the *Cyathea cooperi* shall be substituted with *Cyathea australis*,
- iv) the southern boundary landscape area shall be supplemented with the addition of 4 x *Elaeocarpus reticulatus* planted at a pre-ordered 75 litre container, and 3 x *Cyathea australis*,
- v) the nominated *Murraya paniculata* along the eastern rear boundary planter shall be planted at a pre-ordered 300mm container or larger,
- vi) the nominated *Rhapiolepis indica* shall not be planted and shall be substituted with a non-invasive species of similar size and form.

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

Reason: Landscape amenity.

### Public Domain Plan

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

- i) alignment levels showing existing and proposed levels for altered driveway crossovers, and 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, and to match existing levels along adjoining properties,

- iii) details of any utility alignment and level changes,
- iv) details of the proposed pavement finish from building to kerb for the unpaved section, to match the existing paving unit,
- vi) existing utility pit lids are to be altered to paver infill types to accommodate the proposed pavement type.

Any work carried out upon public land shall have all the necessary Section 138 of the NSW Roads Act 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 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, services connections, and maintenance activity schedule. The following soil depths on slab are required to support landscaping as proposed: 600mm minimum.

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 TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

### **Protection of Rock Outcrops**

The existing rock outcrop outside of the area of approved works is to be preserved and protected, proposed as a elevated rock outcrop, at all times during demolition excavation and construction works.

Reason: Preservation of significant environmental features.

## **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 an 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 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.

The approved landscape area shall in perpetuity remain as planting under the development consent.

Reason: To maintain local environmental amenity.