

Landscape Referral Response

Application Number:	Mod2023/0474
Date:	13/09/2023
Proposed Development:	Modification of Development Consent Land and Environment Court for DA2020/1351 granted by the Land and Environment Court for Demolition of all existing structures and the construction of a 3 storey shop top housing development.
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 5 DP 229309 , 1 Bilambee Lane BILGOLA PLATEAU NSW 2107

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 proposed modifications include: reduction of the proposed retail floor area; removal of one basement parking level; deletion of condition 17; and modification of condition 63, of development consent DA2020/1351 granted by the Land and Environment Court for Demolition of all existing structures and the construction of a 3 storey shop top housing development.

The Statement of Environmental Effects notes that the public domain outcome remains the same, however provides notation that the landscape plans are "revised and updated ... to reflect the building as modified ..."

The above modifications do not affect the landscape outcome, however amended landscape plans are submitted with the modification application, and these provide minor public domain changes as documented in the Public Domain Plans submitted with this modification application. Condition 19. shall remain as modified to ensure compliance of documentation at Construction certificate stage, and additionally these are interrelated with condition 16. Submission Roads Act Application for Road and Footpath works within the Public Road and Reserve, such that both condition 16 and 19 are to be satisfied under an application for works within the road reserve.

Under the modification application, the submitted Public Domain Plans covering works within the road reserve include Dwg Number LS01 issue A, LS02 issue A and LS03 issue A, and no concerns are raised with the Public Domain Plans for works within the road reserve with the exception of the bike racks that shall be located with a clearance to the proposed seating, and this shall be the subject of

updated condition under 19. Amended Public Domain Plan.

Under the modification application, the submitted Landscape Plan covering works within the property include Dwg Number LS04 issue A, and no concerns are raised.

All other Landscape Referral conditions remain including: 20.On slab landscape works; 26.Tree Removal Within the Road Reserve; 30.Tree and Vegetation Protection; 48.Landscape Completion; and 61.Landscape Maintenance.

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

Modify 19. Amended Public Domain Plan

An Amended Public Domain Plan, based on drawing number LS01, LS02 and LS03 prepared by Melissa Wilson Landscape Architects, and in compliance with Council's Northern Beaches Public Spaces Vision & Design Guidelines shall be submitted as part of a Infrastructure Works on Council Roadway application under Section 138 of the Roads Act, for approval by Council, with sufficient detail and 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,
- v) tactile ground surface indicators at pedestrian crossings and crossovers in accordance with Australian Standard 1428.4.1-2009 - Design for Access and Mobility,
- vi) existing utility pit lids are to be altered to paver infill types to accommodate the proposed pavement type,
- vii) proposed street tree planting shall be in accordance with drawing LS01, LS02 and LS03, including 4600 x 2200 strata cell system, tree pit openings, and understorey planting as documented.

The following works shall also be documented:

- viii) full road verge width paving design in accordance with drawing LS01, LS02 and LS03,
- ix) seating in accordance with drawing LS01, LS02 and LS03,
- x) bicycle racks in accordance with drawing LS01, LS02 and LS03, with a clearance to structures such as seating of at least 1200mm,
- xi) kerb ramps in accordance with drawing LS01, LS02 and LS03,
- xii) street trees shall be installed at a pre-ordered 200 litre container size,
- xii) any other additional works shall be as documented on drawing LS01, LS02 and LS03 , as prepared by Melissa Wilson Landscape Architects.

Any work carried out upon public land shall have all the necessary prior approvals and permits from Council and utility authorities in place prior to commencement to conduct such works. All works, including the cost of necessary applications, to be at the full cost of the applicant.

The relocation of the Australia Post Box and the provision of carparking for Australia Post vehicles shall be subject to the terms and conditions required by Australia Post, and the applicant shall provide details to Council.

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