

## Landscape Referral Response

<b>Application Number:</b>	DA2020/1606
<b>Date:</b>	12/04/2021
<b>Responsible Officer:</b>	Penny Wood
<b>Land to be developed (Address):</b>	Lot 7 DP 238331 , 10 Courtley Road BEACON HILL 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

This application is for the construction of a residential dwelling on a vacant block of land. The proposed dwelling is to be a two-storeys with accompanying double garage.

Councils Landscape Referral section has considered the application against the Warringah Local Environment Plan, and the following Warringah DCP 2011 controls:

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation

The Statement of Environmental Effects provided with the application notes that a total area of 209.58m<sup>2</sup> has been provided for landscaping, totaling 37.6% of the site. This is a minor non-conformance to control D1, however as it is an improvement on the previously approved DA which has 32% of the site dedicated to landscape. The Statement of Environmental Effects provided also notes that the proposed dwelling retains the sites natural and landscape setting. It is worth noting in this case, the site is clear and vacant, and therefore no landscape setting is currently present. In addition to this, it is indicated in the Statement of Environmental Effects that landscaping has been provided which is consistent with the sites suburban context. Following previous comments made in relation to this application, a Landscape Plan has since been provided, with proposed works including the in-ground planting of trees, shrubs and grasses.

The proposal seeks to removal two street trees at the front of the property in order to construct a new driveway. Upon review, these trees appear to be undesirable species or in poor health, and with the new Landscape Plans provided, compensatory tree planting has been proposed. Previous concerns were also raised regarding minimal information about proposed planting, however the Landscape Plan now addresses these concerns and indicates sufficient planting to help both mitigate the bulk and scale of the built form, whilst also ensuring privacy between neighbours is retained. Concern is raised regarding the proposed use of *Rhaphiolepis umbellata*, as this has been identified as an environmental weed and an undesirable species, and shall be required to be substituted for a native alternative. The completion of landscape works as proposed on the Landscape Plans, inclusive of this species change,

is vital to satisfy control D1 as key objectives of this control include "enable planting to maintain and enhance the streetscape", "enhance privacy between buildings", as well as "to provide for landscape open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building".

The landscape component of the proposal is therefore supported subject to the following conditions.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT**

#### **Tree Removal Within the Road Reserve**

This consent approves the removal of the following tree(s) within the road reserve (as recommended in the Arboricultural Impact Assessment):

- i) *Melaleuca spp.* located within the road reserve adjacent to the northern boundary,
- ii) *Washingtonia spp.* located within the road reserve adjacent to the northern boundary.

Removal of the approved tree/s in the road reserve shall only be undertaken by a Council approved tree contractor. Details of currently approved tree contractors can be obtained from Northern Beaches Council's Trees Services Section prior to removal.

Reason: Public liability.

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

#### **Landscape Completion**

Landscaping is to be implemented in accordance with the approved Landscape Plan, inclusive of the following conditions:

- i) substitute the proposed *Rhaphiolepis umbellata* with a native alternative. Suggested alternatives include: *Banksia spinulosa*, *Grevillea sericea* or *Syzygium 'Cascade'*.

The selected planting is to comprise of native species capable of attaining a height of 1.5 metres at maturity.

Plants are to be installed at minimum 1 metre intervals and be of a minimum container size of 300mm at planting in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch.

Prior to the issue of an Occupation Certificate, details (from a landscape architect or landscape designer) 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.

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

Reason: To maintain local environmental amenity.