

## Landscape Referral Response

<b>Application Number:</b>	DA2019/1157
<b>Date:</b>	14/05/2020
<b>Responsible Officer:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot 66 DP 6248 , 353 Barrenjoey Road NEWPORT NSW 2106 Lot 65 DP 6248 , 351 Barrenjoey Road NEWPORT NSW 2106 Lot 64 DP 1090224 , 351 Barrenjoey Road NEWPORT NSW 2106

### 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 application is for the demolition of the existing buildings and structures, excavation for basement parking and the construction of a shop-top housing development.

The landscape component of the proposal is acceptable subject to the protection of existing trees within the Barrenjoey Road road reserve footpath, and the completion of landscape works as proposed and the completion of public domain works upon the road reserve footpath including paving and street tree planting.

Council's Landscape Referral section have considered the application against the following documents relevant to landscape assessment:

- Pittwater 21 DCP, including Newport Commercial Centre controls D10.2, D10.17, D10.29
- State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development
- The Apartment Design Guide

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 Landscape Plans**

Amended Landscape Plans shall be co-ordinated with the architectural plans and submitted to the certifying Authority for approval, with particular attention to the co-ordination of landscape areas on Level 1 Plan and Level 2 Plan.

Reason: to ensure co-ordinated design documents.

### **Public Domain Plan**

A Public Domain Plan shall be submitted to the Certifying Authority, with sufficient detail design information including the following:

- Provision of new granite pavement to the Robertson Road road reserve frontage to match existing granite pavement on opposite side of Robertson Road,
- Finished pavement gradients to achieve a minimum 2.5% rise from kerb to building openings, and match existing levels to adjoining properties,
- Details of any utility alignment and level changes,
- Tactile ground surface indicators at the pedestrian crossings in accordance with AS1428.4.1,
- Identification of existing street furniture to be retained and protected including bollards, safety fencing, street signs and the like,
- Existing utility pit lids are to be altered to paver infill type to accommodate the granite paving paver within Robertson Road,
- Protection of Barrenjoey Road unit pavers and replacement as required,
- Street tree planting in accordance with Northern Beaches Standard Drawing 1300 - Tree Pit Details, Plan and Section, including 4600 x 2200 strata cell system, 1600 x 1400 tree pit opening finished with porous paving sitting on a cast iron perforated grate. The perforated grate shall sit over the strata cell system,
- Street tree planting shall match the planting theme within the opposite side of Robertson Road, including the first street tree from the corner shall be nominated as *Tristania laurina*, and the other two street trees shall be *Waterhousia floribunda*,
- All street trees shall be planted at a minimum container size of 200 litres, with a caliper of 50mm and at least 3 metres in height at installation, and are to be placed in consideration of existing street lighting and utilities,
- Street trees shall include tree guard TG6 'Silva Guard', black in colour, manufactured by Street Furniture Australia,

Any work carried out upon public land shall include an application for construction of kerb & gutter, footpath, pavement and any other encroachment works on council's road reserve: Section 138, including approvals and permits from Council in place prior to commencement to conduct such works.

Reason: enhance the public domain amenity

### **On-slab landscape planting and associated works**

Design certification shall be submitted to the Certifying Authority by an accredited Structural Engineer, that the planters are designed structurally to support the 'wet' weight of landscaping (soil, materials and established planting), as shown on Landscape Plan 101 (Level 1), Landscape Plan 102 (Level 2) and Landscape Details 501 illustrating planter construction, as prepared by Site Image Landscape Architects, and as required to be detailed on the Amended Landscape Plans.

Reason: to ensure appropriate and secure waterproofing and drainage is installed to direct water flow

into the drainage system.

### **Tree Protection Plan**

In order to protect existing trees, palms and vegetation in close proximity, and in particular to the existing planting fronting Barrenjoey Road, the following applies to the development site:

i) A Tree Protection Plan prepared by a AQF Level 5 Arborist with qualifications in arboriculture/horticulture shall be provided, in accordance with AS4970-2009 Protection of trees on development sites, demonstrating as a minimum, the following:

- Location of tree protection fencing / barriers,
- General tree protection measures, including trunk and canopy protection.

ii) A schedule of site inspections, hold points and related certification of construction works near existing vegetation, including in particular during the installation of scaffolding.

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

iv) 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 in the vicinity of the works.

## **CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT**

### **Tree protection measures**

Tree protection measures shall be undertaken as follows to ensure no detrimental impact to all adjoining street trees within the road reserve:

a) The Principal Certifying Authority or a qualified Level 5 AQF Arborist must ensure that:  
i) the activities listed in section 4.2 of AS4970- 2009 Protection of Trees on Development Sites, do not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site, and  
ii) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained on the site during the construction, is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of that standard.

b) The tree protection measures specified in this clause must:  
i) be in place before work commences on the site, and  
ii) be maintained in good condition during the construction period, and  
iii) remain in place for the duration of the construction works.

Note. A separate permit or development consent may be required if the branches or roots of a protected tree on the site or on an adjoining site are required to be pruned or removed.

Reason: to ensure tree protection is provided and maintained.

### **Tree removal within the property**

The following trees may be removed without consent as the Tree Policy states that trees under 5 metres in height do not require a Council permit:

- T2, T3, T4, T5 and T6.  
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### **Tree removal within the road reserve**

In consideration of the assessment and recommendation of Arboricultural Impact Assessment prepared by Arboriculture Australia dated 09/03/2020, the following tree is approved for removal due to tree health and its useful life expectancy:

- T1 Lemon Scented Gum

Removal of 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 Tree 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 Amended Landscape Plans, inclusive of the following conditions:

- i) public domain works shall be in accordance with the approved Public Domain Plan,
- ii) landscape works shall be otherwise installed as shown on the Amended Landscape Plans,
- iii) all on slab planters shall include drip-line irrigation.

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 amended landscape plans and inclusive of any conditions of consent.

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

### **Condition of retained vegetation**

Prior to the issue of an Occupation Certificate, a report prepared by an Arborist with AQF Level 5 qualifications in arboriculture/horticulture shall be submitted to the Certifying Authority, assessing the health and impact on all existing trees required to be retained in the vicinity of the development site, including the following information:

- i) compliance to any Arborist recommendations for tree protection and excavation works,
- ii) extent of damage sustained by vegetation as a result of the construction works,
- iii) any subsequent remedial works required to ensure the long term retention of the vegetation.

Reason: to retain and protect significant planting on development sites.

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

### **Landscape maintenance**

A 12 month establishment period shall apply for all new landscaping within the site and all public domain works within the road reserve.

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. All planting must be maintained for the life of the development, or for their safe useful life expectancy. Planting that may die or is approved for removal must be replaced.

Reason: to maintain local environmental amenity and ensure landscaping continues to soften the built form.