

Landscape Referral Response

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| Application Number: | DA2023/1869 |
| Date: | 15/05/2024 |
| Proposed Development: | Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1 |
| Responsible Officer: | Gareth David |
| Land to be developed (Address): | Lot 5B DP 158658 , 58 Beaconsfield Street NEWPORT NSW 2106 Lot 6 DP 1096088 , 56 Beaconsfield Street NEWPORT NSW 2106 Lot 7B DP 162021 , 54 Beaconsfield Street 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 development application is assessed by Council's Landscape Referral 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), including Schedule 1, Principle 5: Landscape,
- the associated Apartment Design Guide, including 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 controls (but not limited to): B4.22 Preservation of Trees and Bushland Vegetation; C1.1 Landscaping; D10 Newport Locality

Updated comments:

Amended reports and plans are submitted and it is noted that the report titled 'Issues response/ Supplementary Statement of Environmental Effects' provides comments as follows regarding the amended landscape plans: "the accompanying amended landscape plans have been prepared in consultation with Council's Landscape Officer to ensure that the concerns raised have been appropriately addressed and that the development will sit within a landscape setting".

However the concerns expressed have not been attended to in totality in the amended landscape plans, including:

- encroachment of structures and landscape works into the public road reserve verge whereby the

advice give was to provide for full pavement across the road reserve verge with the inclusion of street tree planting across the development site; and

- removal of proposed lawn areas that are too small to function for outdoor use / or establish appropriately due to aspect.

Furthermore, Landscape Referral support the Bushland and Biodiversity referral to include like for like replacements for the removal of trees 9,10, 11, 13, 28 and 29 in line with the outcomes of PDCP B4.5.

The architectural site planning to include structures (ie. walling) into the public road reserve verge, as previously mentioned is not supported by Landscape Referral. The site planning through the architectural plans is required to demonstrate how the proposal is feasible without encroachments into public land.

Previous comments:

Landscape Plans and an Arboricultural Impact Assessment (AIA) report is provided with the development application in accordance with Council's DA Lodgement requirements.

The properties are zoned R3 Medium Density Residential and for consideration of the landscape outcome and interface with adjoining properties it is noted the adjoining properties are either R3 Medium Density Residential (60 Beaconsfield Rd to the east and 15-17 Queens Parade to the north), and R2 Low Density Residential (52 Beaconsfield Street to the east and 19 Queens Parade at the north east corner).

The development proposal includes encroachment into the public road reserve verge through walling as shown on the Architectural Plan and planting as shown on the Landscape Plans. The encroachments are not supported and place liability within the public road reserve verge upon Council.

The intent to preserve the trees within the existing embankment is problematic as the extent of basement excavation in proximity is likely to have tree impacts in the long term as opposed to during construction where retention may be feasible, as opined in the AIA report. Along the Beaconsfield Rd frontage two existing trees are proposed for retention as recommended in the AIA report: T13 Eucalyptus capitellata and tree 40 Melaleuca quinquenervia, and it is noted that tree 40 is observed with a deep inclusion structural issue that will problematic in the future likely to lead to removal. Based on the excavation for basement and the encroachment of these trees into the public road reserve verge, removal may provide a more sensible solution in terms of the long term landscape setting, including the opportunity to widen the existing footpath which is inadequate for safe passage and connection to the local shops and services, and does not meet design standards.

The site planning layout results in the more prominent existing trees being removed and these are trees 9 and 10 Eucalyptus capitellata, tree 28 Eucalyptus paniculata, and tree 29 Syncarpia glomulifera.

The Landscape Plans provide adequate deep soil and other landscape areas to achieve a landscape setting in consideration of State Environmental Planning Policy No. 65, the associated Apartment Design Guide, Pittwater Local Environmental Plan and Pittwater Development Control Plan controls. However the proposed landscape scheme as represented in the Landscape Plans requires additional landscape intent including: potential for street tree planting amongst a full width footpath; the frontage to Beaconsfield Rd shall support locally native canopy trees as replacement for any removed native trees; side and rear boundary garden areas shall incorporate small native tree planting for screening of the development and for residential privacy to adjoining properties; small (or all) lawn areas shall be replaced with mass planted gardens; the areas nominated for only groundcover planting shall be replaced with a mixed planting regime; and all landscape works shall be contained within the property (excluding street tree planting).

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.