

Landscape Referral Response

Application Number:	DA2023/0614
Date:	07/11/2023
Proposed Development:	Demolition works and construction of a car showroom
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 4 DP 835792 , 61 Darley Street MONA VALE NSW 2103

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 proposal is supported with regard to landscape issues.

Additional Information Comment 07/11/23:

The amended plans are noted.

The amendments to the Landscape Plans have improved the presentation to Darley Street and Barrenjoey Road, now allowing for planting of a scale to soften the proposed built form. All proposed planting shall be installed in accordance with the requirements outlined in the conditions of consent, and on slab landscape planters shall meet Council's minimum soil depth requirements.

Original Comment Summary:

The following concerns were raised:

- The proposal did not satisfy the outcomes and controls of the PDCP section C3.1, and Appendix 9 section 3.4.4,
- The building and hard paved areas dominated the streetscape and planting was squeezed into leftover spaces,
- It was suggested that hard paved access around the building be reconfigured to allow for more landscaped area that can satisfy the PDCP controls,
- The proposed turf area along the southern boundary was not supported. Any on slab planting required a soil depth of 1000mm to support small trees and 600mm to support shrub planting,
- Street trees were required along the Barrenjoey Rd frontage in accordance with C3.18.

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

On Slab Landscape Planters

a) 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, and services connections. The following soil depths are required to support landscaping: 600mm for groundcovers and shrubs; and 1m for small trees.

b) 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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Street Tree Planting

a) Street tree planting shall be installed in accordance with the approved Landscape Plan(s) (drawing L02 by Daracon Landscaping dated 12/10/23).

b) All street trees shall be a minimum pre-ordered planting size of 100 litres, and shall meet the requirements of Natspec - Specifying Trees. All street trees shall be planted into a prepared planting hole 1m x 1m x 600mm depth generally, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, including a four post and top and mid rail timber tree guard, and watered until established, and shall be generally located at least 2 metres from footpaths, and shall generally be centralised within the road verge.

c) Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Reason: to maintain environmental and streetscape amenity.

Landscape Completion

a) landscape works are to be implemented in accordance with the approved Landscape Plan(s) (drawings L01, L02, L03 by Daracon Landscaping dated 12/10/23), and inclusive of the following conditions:

- i) landscape works are to be contained within the legal property boundaries,
- ii) planting shall be installed as indicated on the approved Landscape Plan(s) unless otherwise imposed by any conditions,
- iii) all tree planting shall be a minimum pre-ordered planting size of 75 litres; meet the requirements of Natspec - Specifying Trees; be located at least 2.2 metres from buildings; be planted into a prepared planting hole 1m x 1m x 600mm depth generally, backfilled with a sandy loam mix or approved similar,

mulched to 75mm depth minimum and maintained, and watered until established,
iv) mass planting shall be installed at minimum 1 metre intervals (or less) for shrubs of a minimum 200mm container size at planting or as otherwise scheduled if greater in size, and at 4 plants per metre square for groundcovers of a minimum 140mm container size at planting or as otherwise scheduled if greater in size, and shall be in a garden bed prepared with a suitable free draining soil mix and minimum 75mm depth of mulch.

b) prior to the issue of an Occupation Certificate, details (from a landscape architect, landscape designer or qualified horticulturalist) shall be submitted to the Principal Certifier, 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

a) if any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components.

b) 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.

c) 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(s) and any conditions of consent.

d) 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.

e) the approved landscape planted areas, whether containing lawn, gardens or planters shall in perpetuity remain as planting under the development consent, and shall not be replaced with any hard paved surfaces or structures.

Reason: To maintain local environmental amenity.