

Landscape Referral Response

Application Number:	DA2020/1453
Date:	16/02/2021
Responsible Officer:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 881326 , 4 Collaroy Street COLLAROY NSW 2097 Lot CP SP 5367 , 1 Alexander Street COLLAROY NSW 2097

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 for demolition of existing site structures and the construction of a shop top housing development located on land zoned B2 Local Centre, and associated works including landscape works.

The application is assessed by Landscape Referral against State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development (SEPP65), and associated Apartment Design Guide (ADG), and Warringah Local Environmental Plan (WLEP) and Warringah Development Control Plan 2011 (WDCP), including but not limited to the following clauses:

- Principle 5: Landscape, of SEPP65 requires " that ... landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance ... which contribute to the local context, ... micro-climate, tree canopy, ... and preserving green networks. Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity ..."
- ADG: Part 3E Deep Soil Zones - under the objective of 3E a minimum of 7% deep soil shall be provided with a minimum width of 6 metres; Part 4O Landscape Design - Table 4 of this section recommends tree planting at a rate of 1 large tree or 2 medium trees per 80m² of deep soil zones, and provides the following guidance - diverse planting, shade tree planting, areas for residents to plant vegetables and herbs, and use of green roofs or walls; and Part 4P Planting on Structures - medium size trees require 6m x 6m in 1m soil depth; small trees require 3m x 3m in 1m soil depth.
- WLEP: no deep soil requirements exist under Warringah Local Environmental Plan for land zoned B2 Local Centre.
- WDCP: the minimum soil depth of land that can be included as landscaped open space is 1 metre.

Landscape Plans are provided with the development application and these require modifications to be acceptable and shall be the subject of amended landscape plans.

Natural ground deep soil equals 90 square metres and is calculated as 3.5% of the site area and does

not achieve the minimum width of 6 metres. The Apartment Design Guide (ADG) requires a minimum 7% deep soil zone to meet the design criteria of objective 3E-1 of the ADG and the current deep soil provisions do not meet the ADG objectives, and furthermore the ADG suggests a design guidance of 15% for sites greater than 1500m² such as this site.

The remaining landscape areas occur as planting on structure with the minimum depth of 1 metre achieved in accordance with ADG, with various ground floor planters providing approximately 290 metres square area, various level 1 planters providing approximately 440 metres square area, various level 3 planters providing approximately 120 metres square area, and various level 4 planters providing approximately 150 metres square area. As such the total area of landscape area provided as planting on structure is capable of achieving of landscape outcome to provide an attractive residential landscape amenity, subject to variations to the current landscape scheme as documented.

Concern is raised that planting densities are inadequate and/or sparse in areas to support mass planting that will provide the required landscape amenity outcome. The landscape plans require modification to ensure an appropriate landscape amenity outcome is achieved and shall additionally include the following design suggestions:

a) Ground floor:

- planters facing Alexander Street shall incorporate small tree planting in lieu of the proposed palm planting,
- incorporate a mix of small tree planting and palms to the ground floor where open to the sky, and consider mature heights of planting underneath level 1 slabs,

b) Level 1

- incorporate small trees to planters where the planter is at least 3m x 3m in area,
- all planters located adjacent to terraces shall support shrub planting capable of attaining 1 metre in height for visual privacy, as well as groundcover planting, in lieu of the groundcover only planting proposed and documented in some areas,

c) Level 3

- all planters located adjacent to terraces shall support shrub planting capable of attaining 1 metre in height for visual privacy, as well as groundcover planting, in lieu of the groundcover only planting proposed and documented in some areas,

d) Level 4

- incorporate small trees to planters where the planter is at least 3m x 3m in area,
- all planters located adjacent to terraces shall support shrub planting capable of attaining 1 metre in height for visual privacy, as well as groundcover planting, in lieu of the groundcover only planting proposed and documented in some areas,

e) All levels:

- planting densities shall be documented as follows: i) screen shrubs - 1 per linear metre centre; ii) small shrubs - 700mm centres; iii) groundcovers - 450mm centres; iv) ferns - 450mm centres except for *Cyathea* and *Dicksonia*; v) succulents - 300mm centres.

Amended landscape plans are required to accurately determine the appropriateness of the landscape proposals to achieve acceptance of the landscape scheme including the required deep soil zone areas, and at this stage the proposal does not warrant approval until amended landscape plans for review and approval by Council are submitted. With the complexity of the micro-climate and light levels for planting between the two buildings and the use of planters to undercroft areas, it is advised that a landscape architect may be utilised to further develop the scheme to ensure ongoing suitability of the proposed landscape design including selection of materials and planting. The selection of suitable planter soils and the installation of an automatic irrigation system is a key component to achieving successful landscape treatments within planters on slab.

Additionally a landscape maintenance program will be required to establish ongoing landscape maintenance of the landscape planters, as well as all other landscape areas, requiring regular

monitoring of soil conditions and any requirement for additional soil additives, fertilising program, monitoring of soil moisture, and general care and maintenance including replacement. Conditions of consent for this component is to be imposed as Ongoing Landscape Maintenance.

A Arboricultural Impact Assessment report is provided with the development application, proposing the retention of two native trees within the site (Paperbark and Blueberry Ash), transplanting of native Cabbage Tree Palm, protection of adjoining property trees, removal of one native tree (Coast Banksia) within the site, and removal of Exempt Species within the site. The report recommendations raise no issues.

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.