

Landscape Referral Response

Application Number:	DA2019/0087
Date:	16/08/2019
Responsible Officer:	Daniel Milliken
Land to be developed (Address):	Lot 5 DP 25713 , 8 Gladys Avenue FRENCHS FOREST NSW 2086

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

Additional Information 16/08/19

Amended plans are noted. The amendments enable the rear area to be landscaped and used as open space via relocation of the storm water detention to a tank beneath paved areas.

The building separation has been improved enabling soft landscape between.

Additional landscape area has been provided along the south western (side) boundary.

An amended landscape plan has been included in the updated drawing, however the original landscape plan also appears.

The new landscape plan, prepared by Belmarch Homes, shows the additional planting areas but the proposed planting indicated on that plan is not considered suitable. If the previous landscape plan prepared by Eco Design can be updated to reflect the new layout with additional species indicated in addition to those shown on that plan, the proposal could be considered acceptable in relation to the relevant controls.

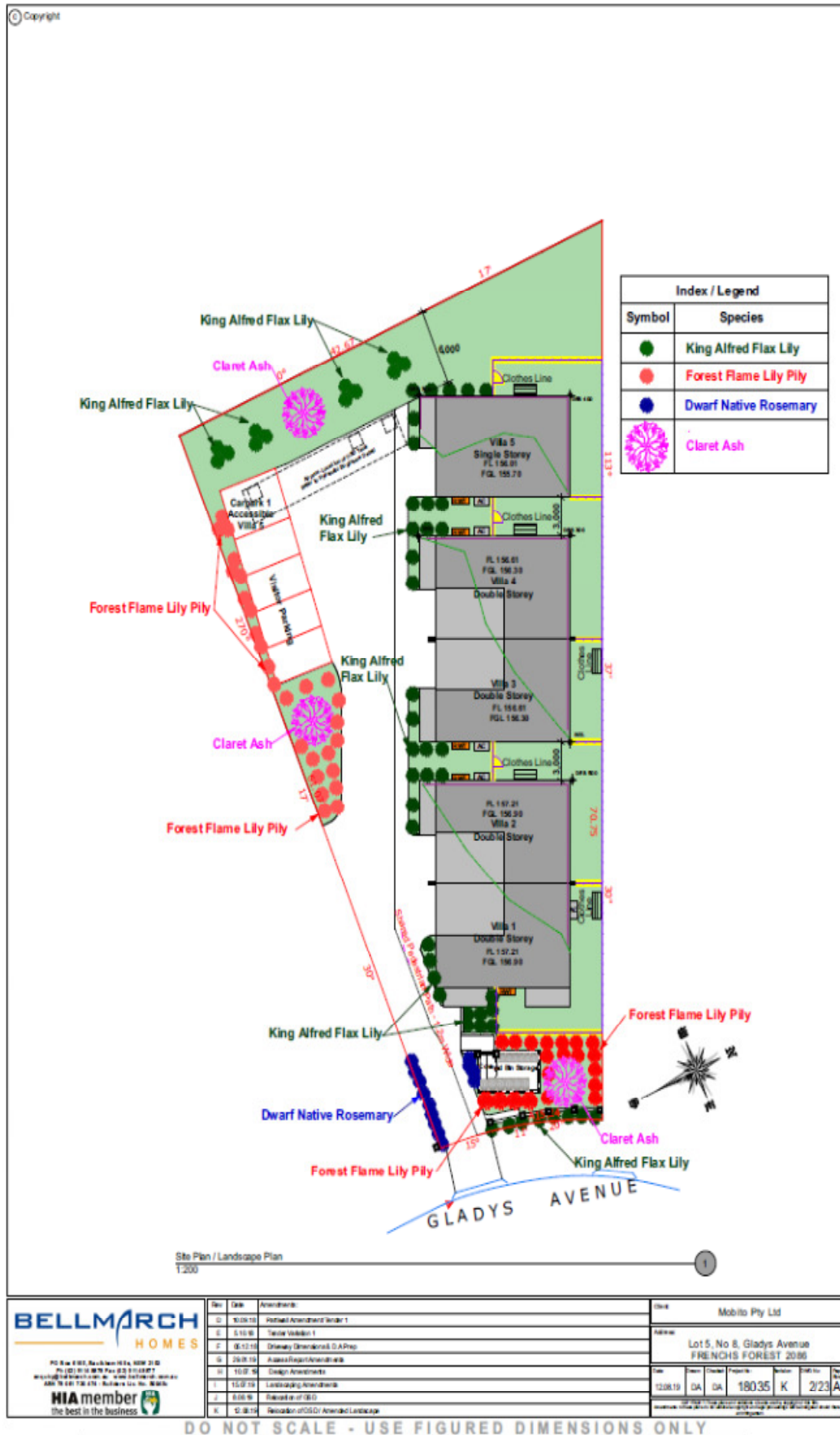
It is recommended that the EcoDesign plan be updated and form part of stamped plans if the proposal is to be approved.

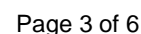
An amended Arborist Report has been provided indicating that 5 trees in the Gladys Ave road reserve will be required to be removed to accommodate a footpath that appears to be required to be installed.

The trees are not considered significant individually, however their presence is an important contributor to the streetscape character. Consequently, if the proposal is to be approved, replacement planting of 7 advanced tree specimens in the road reserve adjoining the footpath has been included in recommended conditions.



Amended Landscape Plan by Belmarch:





Original Comment

The plans indicate a large proportion of the southern side of the site is comprised of hard paving to accommodate vehicular access, pedestrian access and parking.

This leaves little by way of meaningful soft landscape to soften the building bulk and scale and is atypical of the local character of buildings set in landscape surroundings.

The proposal is therefore not considered to be in keeping with the local character and streetscape.

It is noted that the rear of the site incorporates above ground detention basin, designed for water capacity to 700mm deep.

This appears to limit the provision of taller shrubs and trees to assist with further integrating the proposal to the local character and provide amenity for adjoining residents and limits the useability of the land for resident use.

A footpath is proposed to provide public access along Gladys Ave. No assessment of impacts on existing trees along the path route has been provided. Impacts should be addressed via the provision of an Arborist's Report prepared by a consulting Arborist with minimum qualification AQF level 5.

At this stage, the proposal is not supported with regard to landscape issues. If additional information is provided, further assessment can be undertaken.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree protection

(a) Existing trees which must be retained

i) All trees not indicated for removal on the approved plans, unless exempt under relevant planning instruments or legislation

ii) Trees located on adjoining private land

(b) Tree protection

i) No tree roots greater than 30mm diameter are to be cut from protected trees unless authorised by a qualified Arborist on site.

ii) All structures are to bridge tree roots greater than 30mm diameter unless directed otherwise by a qualified Arborist on site.

iii) All tree protection to be in accordance with the Arboricultural Impact Assessment

Addendum dated 25 July prepared by Arboreport and AS4970-2009 Protection of trees on DA2019/0087

development sites, with particular reference to Section 4 Tree Protection Measures.

iv) All tree pruning within the subject site is to be in accordance with WDCP2011 Clause E1 Private Property Tree Management and AS 4373 Pruning of amenity trees

v) All tree protection measures, including fencing, are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.

Tree removal within the road reserve

i) This consent includes approval to remove Tree Nos. 31,32, 33, 34 and 40 located within the Gladys Avenue road reserve as indicated in the Arboricultural Impact Assessment Addendum dated 25 July prepared by Arboreport to accommodate the required footpath.

ii) Removal of approved trees in the road reserve shall only be undertaken by a Council approved tree contractor .

iii) Details of currently approved tree contractors can be obtained from Northern Beaches Council Public Trees Section prior to removal.

Reason: Public liability

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

Landscape completion certification

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 landscape plan and inclusive of any conditions of consent.

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

Required Planting

a) Trees shall be planted in accordance with the following schedule:

No. of Trees Required.	Species	Location	Minimum Pot Size
All trees	As indicated on the approved Landscape Plans	As indicated on the approved Landscape Plans	75 litre
7	<i>Tristaniopsis laurina</i>	Gladys Avenue Road reserve adjacent to the required footpath, generally evenly spaced and located to be clear of driveway sight lines	100 litre

- b) All required street trees shall be a minimum planting size of 75 litres and shall meet the requirements of Natspec - Specifying Trees,
- c) all required street trees shall be planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, and mulched to 75mm depth minimum, watered and maintained to ensure establishment.
- d) Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To maintain environmental amenity.

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

Landscape maintenance

- i) Trees shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilized as required at the time of planting.
- ii) If any tree, shrub or groundcover required to be planted within the site 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.

Reason: To maintain local environmental amenity.