

Landscape Referral Response

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| Application Number: | DA2022/0646 |
| Date: | 23/06/2022 |
| Responsible Officer: | Alex Keller |
| Land to be developed (Address): | Lot 5 DP 16941 , 124 Queenscliff Road QUEENSCLIFF NSW 2096 Lot 6 DP 16941 , 122 Queenscliff Road QUEENSCLIFF NSW 2096 |

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 works and construction of a residential flat building, and associated works, as described and illustrated in the reports and plans.

Council's Landscape Referral have assessed the application 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); and the Apartment Design Guide (ADG) under SEPP 65 clause 28(2) (a) (b) and (c); and clause 30(2) (a) and (b),
- the associated ADG, including Principle 5: Landscape, and the objectives of control 3E Deep Soil Zones, 4O Landscape Design, 4P Planting on Structures, and
- Warringah Local Environmental Plan 2011 and the following Warringah Development Control Plan 2011 controls (but not limited to): D1 Landscaped Open Space and Bushland Setting; E1 Preservation of Trees or Bushland Vegetation and E2 Prescribed Vegetation; D8 Privacy; D9 Building Bulk; D13 Front Fences and Front Walls.

An Arboricultural Impact Assessment (AIA) and Landscape Plan is included in the application and will be assessed as part of the Landscape Referral. The proposal will require the removal of four trees, however it is unclear whether tree 11 and 12 are located within the property boundary or within the neighbours property. The Survey Plan provided suggests tree 11 is located within the neighbouring property, however the Survey Plan showing this tree is unclear. Confirmation is required as to the location of tree 11 and 12, and a clear survey showing these trees shall be provided before an accurate assessment can be completed.

Landscape Referral raises these concerns with the Landscape Plans:

- Drawing LS02 - The proposed trees within the side setbacks, 3 x *Banksia integrifolia*, 9 x *Elaeocarpus reticulatus* and 6 x *Livistona australis*, will become exempt should the development

application be approved as they are all located within 2m of the proposed dwelling. Should the width of the side setbacks remain as proposed, it is recommended that the species selected are tall screening/hedging plants appropriate for their location, and the required tree planting be located elsewhere on site. The *Dichondra repens*, within the side setbacks, shall be replaced with suitable shrubs or ornamental grasses. To offset the loss of the trees in the side setback, at least two native canopy trees shall be installed within the rear setback, and shall be selected from Northern Beaches Council's Native Plant Species Guide Curl Curl Ward and capable of achieving 8m height at maturity (suggested species *Banksia integrifolia*, *Banksia serrata*, *Eucalyptus haemastoma*, *Tristaniopsis laurina* 'Luscious'). The trees shall be planted at least 3m from the dwelling.

- Drawing LS03 - The proposed trees, *Brachychiton acerifolius*, are on Northern Beaches Council's exempt tree species list, and as such shall be replaced with a suitable native alternative selected from Northern Beaches Council's Native Plant Species Guide Curl Curl Ward, or Council's Tree Guide and capable of achieving 6m height at maturity (suggested species *Angophora hispida*, *Buckinghamia celsissima*, *Melaleuca linariifolia* 'Snow in Summer', *Xanthostemon chrysanthus*). The trees shall be planted at least 2.5m from the dwelling.

To continue the Landscape Referral the location of tree 11 and 12 shall be confirmed, and updated Landscape Plans provided addressing the aforementioned concerns.

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.