

Landscape Referral Response

Application Number:	DA2020/1756
Date:	11/03/2021
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot 66 DP 6248 , 353 Barrenjoey Road NEWPORT NSW 2106 Lot 65 DP 6248 , 351 Barrenjoey Road NEWPORT NSW 2106 Lot 64 DP 1090224 , 351 Barrenjoey Road 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 application application is for the demolition of the existing buildings and structures, excavation for basement parking and the construction of a shop-top housing development.

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 Pittwater Local Environmental Plan (PLEP) and Pittwater Development Control Plan (PDCP), 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. ... well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity ..."
- ADG: Part 3E Deep Soil Zones.
- PDCP: clause C1.1 and C2.1 Landscaping and clause C2.20 Public Road Reserve - Landscaping and Infrastructure, and Newport Commercial Centre controls D10.17 Character of the Public Domain.

PDCP clause D10.17 requires that development with frontages within the Commercial Centres shall include the design and construction of works in the public domain including the footpath zone, footpath paving finish, kerb and gutter, drainage facilities, street furniture, street lighting and landscaping and making good the adjacent road formation and pavement for the full width of the development site on all public road reserve frontages at the full cost to the developer.

The landscape component of the proposal is acceptable subject to the protection of existing trees within the Barrenjoey Road road reserve footpath, and the completion of landscape works as proposed and the completion of public domain works upon the road reserve footpath including paving and street tree

planting.

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

Public Domain Plan

A Public Domain Plan shall be submitted to the Certifying Authority and Council, with sufficient detail design information including the following:

- Provision of new granite pavement to the Robertson Road road reserve frontage to match existing granite pavement on opposite side of Robertson Road, as approved by Council,
- Finished pavement gradients to achieve a minimum 2.5% rise from kerb to building openings, and match existing levels to adjoining properties,
- Details of any utility alignment and level changes,
- Tactile ground surface indicators at the pedestrian crossings in accordance with AS1428.4.1,
- Identification of existing street furniture to be retained and protected including bollards, safety fencing, street signs and the like,
- Existing utility pit lids are to be altered to paver infill type to accommodate the granite paving paver within Robertson Road,
- Protection of Barrenjoey Road unit pavers and replacement as required,
- Street tree planting in accordance with Northern Beaches Standard Drawing 1300 - Tree Pit Details, Plan and Section, including 4600 x 2200 strata cell system, 1600 x 1400 tree pit opening finished with porous paving sitting on a cast iron perforated grate. The perforated grate shall sit over the strata cell system,
- Street tree planting shall match the planting theme within the opposite side of Robertson Road, including the first street tree from the corner shall be nominated as *Tristaniaopsis laurina*, and the other two street trees shall be *Waterhousia floribunda*,
- All street trees shall be planted at a minimum container size of 200 litres, with a caliper of 50mm and at least 3 metres in height at installation, and are to be placed in consideration of existing street lighting and utilities,
- Street trees shall include tree guard TG6 'Silva Guard', black in colour, manufactured by Street Furniture Australia,

Any work carried out upon public land shall include an application for construction of kerb & gutter, footpath, pavement and any other encroachment works on council's road reserve: Section 138, including approvals and permits from Council in place prior to commencement to conduct such works.

The Public Domain Plan is to be provided to the Certifying Authority and Council prior to the issue of the Construction Certificate.

Reason: Compliance with Council standards for works on public land.

On Slab Landscape Works

Details shall be submitted to the Certifying Authority 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 also be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed soil type, planting, automatic irrigation, services connections, and maintenance activity schedule.

A soil depth of 600mm is required to support landscaping as proposed. Design certification shall be submitted to the Certifying Authority 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 secure waterproofing and drainage is installed.

Tree Protection Plan

In order to protect existing road reserve trees, palms and vegetation in close proximity, and in particular to the existing planting fronting Barrenjoey Road, the following applies to the development site:

- i) A Tree Protection Plan prepared by a AQF Level 5 Arborist with qualifications in arboriculture/horticulture shall be provided, in accordance with AS4970-2009 Protection of trees on development sites, demonstrating as a minimum, the following:
 - Location of tree protection fencing / barriers,
 - General tree protection measures, including trunk and canopy protection.
- ii) A schedule of site inspections, hold points and related certification of construction works near existing vegetation, including in particular during the installation of scaffolding.
- iii) The Tree Protection Plan is to be submitted to the Certifying Authority for approval prior to issue of a Construction Certificate.
- iv) Tree protection measures identified on the plan are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting in the vicinity of the works.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree Removal Within the Property

The following Exempt Species as defined in the Development Control Plan or the Arboricultural Impact Assessment may be removed without consent:

- i) T2, T3, T4, T5 and T6 - all under 5 metres in height.

Reason: To enable authorised building works.

Tree Removal Within the Road Reserve

In consideration of the assessment and recommendation of Arboricultural Impact Assessment prepared by Arboriculture Australia dated 11/01/2021, the following tree is approved for removal due to tree health and its useful life expectancy:

- T1 Lemon Scented Gum

Removal of approved tree/s in the road reserve shall only be undertaken by a Council approved tree contractor. Details of currently approved tree contractors can be obtained from Northern Beaches Council Tree Services Section prior to removal.

Reason: Public liability

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of Existing Street Trees

All existing street trees in the vicinity of the works shall be retained during all construction stages and

the street trees fronting the development site shall be protected in accordance with the Tree Protection Plan.

Should any problems arise with regard to the existing or proposed trees on public land during construction, Council's Tree Services section is to be contacted immediately to resolve the matter to Council's satisfaction and at the cost of the applicant.

Reason: Tree protection.

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

Landscape Completion

Landscaping is to be implemented in accordance with the approved Landscape Plan, inclusive of the following conditions:

- i) street trees shall be in accordance with the Public Domain Plan, including 1 x *Tristaniaopsis laurina* and 2 x *Waterhousia floribunda*, all planted at 200 litre container size,
- ii) all nominated *Raphiolepis indica* 'oriental pearl' species (parent weed species) to be replaced with non self-seeding species of similar form and size.

Prior to the issue of any Occupation Certificate details (from a landscape architect or landscape designer) shall be submitted to the Principal Certifying Authority 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

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

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 and any conditions of consent.

For all new residential works with two or more dwellings and mixed use developments, 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.

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: To maintain local environmental amenity.