

## Landscape Referral Response

<b>Application Number:</b>	DA2023/1068
<b>Date:</b>	16/08/2023
<b>Proposed Development:</b>	Demolition works and construction of a vehicle storage facility including a take-away cafe.
<b>Responsible Officer:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot 3 DP 617781 , 69 Bassett 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 development application is for the demolition of existing structures and construction of a vehicle storage facility and a take away cafe.

Council's Landscape Referral staff have assessed the proposal against Pittwater Local Environment Plan zone E4 General Industrial, and the following Pittwater 21 DCP controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C3.1 Landscaping
- C3.18 Public Road Reserve - Landscaping and Infrastructure
- D9 Mona Vale Locality

The current property contains no landscape features. The existing road reserve contains street trees and grass verge, and it is noted that two of the existing Bottlebrush trees (one in Tengah Crescent and one in Bassett Street) are over-mature and in poor condition and shall be replaced under the landscape works to the road reserve, and conditions shall be imposed. The existing Coast Tea Tree in Tengah Crescent shall remain and be protected, as imposed by conditions.

A Landscape Plan is submitted and in principle no concerns are raised with the concept, however the Landscape Plan shall provide landscape design information as listed in Council's DA Lodgement Requirements. On review on the landscape concept it is advised that the tall and large canopy Swamp Mahogany and Spotted Gum trees proposed shall be replaced with smaller native trees in consideration of the available soil volumes and proposed building setbacks, and conditions shall be imposed. Additionally additional street tree planting within the road reserve verge shall be documented as part of road reserve verge works under a section 138/139 application, and required tree selections shall be included in the conditions. The proposed lawn area on the south of the proposed building

along Tengah Crescent is not supported and this area shall rather be mass planted with shade tolerant species.

Conditions shall be imposed for an amended Landscape Plan to address the above issues raised, and this shall be documented in accordance with Council's DA Lodgement Requirements for Landscape Plans.

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**

#### **Amended Landscape Plan**

An amended landscape plan, prepared by a suitably qualified professional such as a Landscape Architect or Landscape Designer, shall be issued to the Principal Certifier prior to the issue of a Construction Certificate to include the following details:

- a) i) proposed surface treatments and materials, including but not limited to structures, features, walling, fences, pavements, gardens, lawns, ground stabilisation, drainage, irrigation etc; existing and proposed ground levels; ii) outline of proposed buildings, driveways and structures, including footpath pavements, walls and fences, all consistent and co-ordinated with building and services plans; iii) existing street trees or trees on neighbouring properties within 5 metres, that may be impacted by the proposed development; iv) proposed planting scheme including species selection, location, quantities, mature heights and pot sizes; and v) soil depth of planters on-slab,
- b) the existing two Bottlebrush trees (one in Tengah Crescent and one in Bassett Street) within the road reserve verge shall be identified for removal, and the existing Coast Tea Tree in Tengah Crescent shall be identified for retention and protection,
- c) the proposed Eucalyptus robusta within the property along Bassett Street shall be replaced with Xanthostemon chrysanthus 'Fairhill Gold'; nominated at a minimum pre-ordered planting size of 100 litres; and shall be located at least 3.0 metres from buildings or more, and located either within garden bed or within a prepared bed within lawn,
- d) the proposed Eucalyptus robusta and Corymbia maculata within the property along Tengah Crescent shall be replaced with Elaeocarpus eumundi, and nominated at a minimum pre-ordered planting size of 100 litres; and shall be located at least 3.0 metres from buildings, and located within garden bed,
- e) the nominated lawn area south of the building along Tengah Crescent shall be replaced with mass planting consisting of shade tolerant species,
- f) mass garden bed planting shall be installed at minimum 1metre intervals for shrubs, ferns and the like, of a minimum 200mm container size at planting, and at 4 plants per metre square for groundcovers of a minimum 140mm container size at planting,
- g) the on slab second floor planter shall include following soil depths are required to support landscaping: 300mm for groundcovers, perennials, grasses and lawn; or 600mm for shrubs,
- h) the following replacement street tree planting shall be documented on the amended Landscape Plan: two Xanthostemon chrysanthus 'Fairhill Gold'; nominated at a minimum pre-ordered planting size of 100 litres; and including four post tree guard with top and mid rails,
- i) landscape construction details of all landscape works including: tree planting within the property; mass planting; lawn; and planters.

Separate landscape documentation shall be provided for the section 138/139 application for works in the road reserve including: street tree planting layout and details; street tree tree guards; grass verge details and footpath works, in conjunction with civil plans.

Certification shall be submitted to the Principal Certifier that these amendments have been documented.

Reason: Landscape amenity.

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

### **Landscape Completion**

Landscape works are to be implemented in accordance with the approved Amended Landscape Plan(s), and inclusive of the following conditions:

- a) tree, shrub and groundcover planting within the property shall be installed as indicated on the approved Amended Landscape Plan(s),
- b) all tree planting shall be a minimum pre-ordered planting size of 75 litres or as otherwise scheduled if greater in size; meet the requirements of Natspec - Specifying Trees; 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; and shall be located at least 3.0 metres from buildings or more, and located either within garden bed or within a prepared bed within lawn,
- c) mass planting shall be installed at minimum 1metre intervals 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.

Note: landscape works within the road reserve verge is subject to section 138/139 approval and conditions.

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**

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 Amended Landscape Plan(s) and any conditions of consent.

All tree planting within the road reserve verge is subject to a 12 month maintenance establishment period.

Reason: To maintain local environmental amenity.