

Landscape Referral Response

Application Number:	Mod2024/0491
Date:	20/09/2024
Proposed Development:	Modification of consent DA2023/1068 granted for demolition and construction of mixed use development including self-storage and a take-away food and drink premises
Responsible Officer:	Olivia Ramage
Land to be developed (Address):	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 application is for modification to development consent DA2023/1068.

Considerable changes to the Landscape Plans were conditioned under DA2023/1068 and on review of this modification application all items under condition 12 Amended Landscape Plan have been satisfactorily addressed. Condition 12 Amended Landscape Plan can be deleted as part of this modification application. The Landscape Plans show the retention of 1 x *Leptospermum* street tree in Tengah Crescent and the removal of 2 x Bottlebrush street trees (one in Tengah Crescent and one in Bassett Street), as conditioned under DA2023/1068, and as such two conditions will be added as part of this modification application; Protection of Existing Street Trees and Tree Removal Within the Road Reserve.

Condition 53 Landscape Completion will be slightly amended to recognise the new 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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree Removal Within the Road Reserve

- a) this consent approves the removal of existing trees within the road reserve as listed below:
- i) 1 x Bottlebrush tree on Tengah Crescent and 1 x Bottlebrush tree on Bassett Street as shown on drawing DA-2413-01 Issue A by Sturt Noble dated 06/08/2024.
- b) a qualified AQF level 5 Arborist or the Landscape Architect shall identify these trees on site and tag or mark prior to removal.
- c) removal of the approved tree/s by the applicant 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's Trees Services business unit prior to removal.

Reason: Public liability.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of Existing Street Trees

- a) the 1 x *Leptospermum* street tree on Tengah Crescent (as shown on drawing DA-2413-01 Issue A by Sturt Noble dated 06/08/2024) shall be retained during all construction stages, and the street tree fronting the development site shall be protected by tree protection fencing in accordance with Section 4 of AS 4970-2009 Protection of trees on development sites. As a minimum the tree protection fencing for street tree(s) fronting the development site shall consist of standard 2.4m panel length to four sides and in accordance with Australian Standard 4687-2007 Temporary Fencing and Hoardings, unless otherwise directed by an Arborist with minimum AQF Level 5 in arboriculture. All fencing shall be located to allow for unrestricted and safe pedestrian access upon the road verge.
- b) all street trees within the road verge are protected under Northern Beaches Council development control plans, except where Council's written consent for removal has been obtained. The felling, lopping, topping, ringbarking, or removal of any tree(s) is prohibited. No excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of street trees.

Reason: Street tree protection.

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 Landscape Plan(s) (drawings DA-2413-01, DA-2413-02, and DA-2413-05 Issue A by Sturt Noble dated 06/08/2024), and inclusive of the following conditions:

- a) tree, shrub and groundcover planting within the property boundary shall be installed as indicated on the approved 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 AS2303 – Tree Stock for Landscape Use; 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 2.5 metres from buildings or more, and located either within garden bed or within a prepared bed within lawn,
- c) mass planting shall be installed 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.