

Memorandum



To: May Li
From: Barbara Stack – Landscape Architect
Date: 7 August 2012
Subject: 316 Burns Bay Road Landscape Comments
CC: 40859
Ref No: 39/12

I have reviewed the amended DA documents and am familiar with the site.
I have two fundamental concerns with the landscape proposal in its current form.

Lack of appropriate landscape site coverage

It would appear that there is inadequate landscape provision. The subject site is 12,818 m² and the overall proposal only presents with 32.9% at grade landscaping, most of which will be a modified soil profile or narrow road side planting due to the form and layout of the proposed development.

The Lane Cove Council landscape DCP within the LEP requires multi residential to provide 40% of which a minimum of 25% is to be deep soil and an additional 15 % on structure.

The proposal stipulates that its 4218m² deep soil area will have a minimum of 200mm depth of topsoil above natural subgrade, however there is no differentiation between the areas with the minimum 200mm depth and those areas with deeper soil provision and cultivation.

As per the DCP controls 200mm would be considered only adequate to support turf not any significant large shrub or even medium tree planting.

The proposal indicates a further 4.51% of on-structure landscaping however, this is not 15% as the DCP defines, nor are there any soil profile details provided to address Part L 1.9 Planting on structures.

Part C - Residential Development - Locallty 1 Burns Bay Road Block 2

The proposal does address the minimum 10 setback from Carisbrook as per Point 5. **Setbacks**

However it does not address part of Point 13: **Landscape / Open Space / Public Domain**

In that; the development must treat the setback as a landscape buffer

I do not believe this has been addressed, particularly along the southern boundary of the proposed development adjacent to the Carisbrook courtyard.

There is a complete lack of screening along the middle section southern boundary and on the subject site at the proposed road end.

Appropriate screen planting along this portion of the shared boundary would be of substantial importance in completing the vegetation buffer that defines the heritage curtilage as well as, providing a back drop to the Carisbrook courtyard, thus eliminating or reducing views to the proposed access road and the large scale of the proposed development.

Screen planting to the approximate height of the existing building to the north of the Carisbrook courtyard would ameliorate the starck visual transition from the existing heritage item and the large scale of the proposed development.

Currently the proposal provides Carisbrook with visitors parking ,coach parking and generous turning spaces for truck manoeuvring. A reconfiguration of this space would be necessary to provide an appropriate landscape buffer within the setback to meet the DCP provision and to respect the setting and scale of the heritage item.

Landscape plans would need to be amended and have further detail

In order to truly assess the landscape provision for a development of this size and complexity Council would require increased landscape provision and further detail on the proposed landscape elements discussed above.

We would need the submission of detailed landscape working drawings, to a level of Construction Certificate refinement. Illustrating cross section and elevations of important deep soil zones, treatment of common open space areas, details of landscape buffers and setbacks, balconies/ on-structure/ roof top amenity, any decking and raised screening or general landscaping treatment.

The Applicant must also ensure that they make provision for any On structure landscaping to have adequate soil depth, volume and suitable profile to support the number of trees and shrubs indicated of the proposal as illustrated in the table provided in Part J – landscaping. This such detail would need to be provided in the landscape drawings provided to Council to ensure that the proposed development can adequately support the vegetation it suggests in the DA amended plans.

Regards 
Barbara Stack - Landscape Architect

Memorandum



To: May Li

From: Barbara Stack – Landscape Architect

Date: 19 September 2012

Subject: Landscape Comments 316 -332 Burns Bay Road Landscape Conditions

TRIM: 48566/12

Ref No: DA 12/39

I have reviewed the amended DA documents and visited the site.

The following conditions apply in relation to the landscape and should be read in conjunct with and Tree Preservation and protection conditions previously provided:

CONDITIONS OF DEVELOPMENT CONSENT

Advice

- 1) Lane Cove Council regulates the **Preservation of Trees and Vegetation** in the Lane Cove local government area. Clause 5.9(3) of *Lane Cove Local Environmental Plan 2009* [the "LEP"], states that a person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by development consent or a permit granted by the Council. Removal of trees or vegetation protected by the regulation is an offence against the Environmental Planning and Assessment Act 1979 (NSW). The maximum penalty that may be imposed in respect to any such offence is \$1,100,000 or a penalty infringement notice can be issued in respect of the offence, the prescribed penalty being \$1,500.00 for an individual and \$3,000.00 for a corporation. The co-operation of all residents is sought in the preservation of trees in the urban environment and protection of the bushland character of the Municipality. All enquiries concerning the Preservation of Trees and Vegetation must be made at the Council Chambers, Lane Cove.

- 2) The applicant must obtain a Tree Works Permit from Council prior to pruning of any trees; greater than 4 m in height, located on the property or in neighbouring properties including the cutting of any tree roots greater than 40 mm in diameter.
- 3) There must be no stockpiling of topsoil, sand, aggregate, spoil or any other construction material or building rubbish on any nature strip, footpath, road or public open space park or reserve.
- 4) There shall be no access through adjacent park/reserve/ heritage garden to carry out any building works, storage of materials, storage of soil or storage of rubbish during construction.
- 5) No access to the property is allowed via adjoining easement, public open space or public / heritage garden.
- 6) Submission of a Tree Protection Plan for the trees along the southern boundary in the adjacent heritage property and the eastern portion of the site to be prepared by an AQF Level 5 consultant arboriculturalist. The Tree Protection Plan must illustrate protective measures for all trees to be retained/ protected during construction and identify the location of tree protection fencing and appropriate signage. The Tree protection plan must be submitted to the accredited certifier **PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE AND BE AVAILABLE ON SITE FOR THE DURATION OF THE DEVELOPMENT.**
- 7) A waterproof sign must be placed on all tree protection zones stating 'NO ENTRY TREE PROTECTION ZONE'. This signage must be in accordance with Australian Standard (AS1319)
- 8) All tree protection measures and signage must be erected **PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE OR THE COMMENCEMENT OF WORKS, WHICHEVER OCCURS FIRST.** This includes demolition or site preparation works, and tree protection measures must remain in place for the duration of the development, including construction of the driveway crossing.
- 9) All trees designated for retention and protection must be tagged by the site arborist prior to commencement of works including site preparation and demolition. The identification tags must show the tree species, tree number and tree protection specifications for each individual tree. The tags must be placed on each tree at 1.6m from ground level and be in legible size for examination. The arborist shall certify that all trees have been tagged correctly and this certification must be obtained by the Private Certifier prior to commencement of works on the site. The tags must remain on the trees for the duration of the development works including landscape construction.

MATTERS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Landscape

- 10) Detailed landscape working drawings consistent with Councils Landscape Checklist, that comply in all respects with the approved DA landscape plans prepared by Clouston Associates S11 0129 SK 5;13 & 16 , while addressing any conditions of consent and any tree protection measures are to be submitted

to prior to release of the Construction Certificate. Each plan/ sheet is to be certified by a qualified landscape architect / environmental designer or horticulturist. The landscape construction plans must show the construction detailing and treatment of common open space areas, details of landscape buffers and setbacks, balconies, / on-structure/ roof top amenity plus any decking and raised screening or general landscaping treatment.

- 11) The Applicant must ensure that 3 medium trees are planted along the southern boundary between the proposed sandstone gateway walls (as per Landscape Dwg: by Clouston Associates), to provide buffer planting and a vegetative partition between the heritage property courtyard and the proposed development. Adequate soil depth, volume and an appropriate structural soil profile and load bearing surface treatment with any root deflection measures, if required, against the heritage outhouses are to be installed. Submission of the refined details, are to be submitted for Councils approval.
- 12) The Applicant must make provision for on-structure landscaping to have adequate soil depth, volume and suitable profile to support the number of trees and shrubs indicated on the approved DA plan as set out in Lane Cove DCP Part J1.9. Submission of on-structure landscape details to be submitted for Councils approval.
- 13) The Applicant shall ensure that there are sufficient number of groundcovers and low shrubs, planted at appropriate distances and depths to eliminate bare mulched gardens areas within twelve (12) months of completion of all landscaping works. Where screen planting is required throughout the development, plants must have a height of 2 m at planting
- 14) The Applicant must ensure that deep soil zones have adequate soil depth, volume and suitable profile to support the number of trees and shrubs indicated on the approved DA plan.
- 15) The Applicant shall ensure that all landscaping is completed to a professional standard, free of any hazards or unnecessary maintenance problems and that all plants are consistent with NATSPEC specifications.
- 16) The proposed tree plantings are to be locally indigenous species or the dominant tree species growing in the area and to be trees that grow no less than 4 m at maturity, to be installed in pot sizes no smaller than 400 Rocket Pot, 45 litres and 75litres in accordance with the approved DA Landscape plans.

MATTERS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

- 17) A certificate is to be submitted by a qualified practising landscape architect, Landscape / environmental designer or horticulturist, certifying that the proposed items featured on the DA approved plans, have been detailed and installed in accordance with the certified details shown on the approved landscape construction drawings and specifications:

- a. structural soil profiles for street tree planting pits with tree grates or load bearing / decorative surfacing
- b. verge plantings and Bio swales
- c. any on structure planting profiles, associated waterproofing membrane and drainage.

Works are not to progress past this point until Council or the accredited certifier has confirmed that this condition has been satisfied.

Where the project is being supervised by a private certifier, for the purposes of public record, a copy of the certification to be forwarded to Council within 5 working days of the date of issue.

- 18) A landscape practical completion report is to be prepared by the consultant landscape architect and submitted to Council or the accredited certifier within 7 working days of the date of practical completion of all landscape works. This report is to certify that all landscape works have been completed in accordance with the landscape construction /working drawings. A copy of this report is to accompany the request for issue for issue of an Occupation Certificate

Where the project is being supervised by a private certifier, for the purposes of public record, a copy of the certification to be forwarded to Council within 5 working days of the date of issue.

- 19) Prior to issue of the Certificate of Occupation, the applicant is to submit evidence of an agreement for the maintenance of all site landscaping by a qualified horticulturist, landscape contractor or landscape architect, for a period of 12 months from the date of issue of the Certificate of Occupation.
- 20) At the completion of the landscape maintenance period, the consultant landscape architect/ designer is to submit a final report to Council or the accredited certifier within 7 working days, certifying that all plant material has been successfully established, that all of the outstanding maintenance works or defects have been rectified prior to preparation of the report and that a copy of the 12 month landscape maintenance strategy has been provided to the Owner/ Occupier.

Where the project is being supervised by a private certifier, for the purposes of public record, a copy of the certification to be forwarded to Council within 5 working days of the date of issue.

Regards

Barbara Stack

Landscape Architect