

Landscape Referral Response

Application Number:	DA2021/2226
Date:	15/12/2021
Responsible Officer:	Lashta Haidari
Land to be developed (Address):	Lot 103 DP 1247294 , 145 Old Pittwater Road BROOKVALE NSW 2100

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 part of the Stage 2 works involving internal and external refurbishment and reconfiguration to part of the existing centre to enable the following: four new specialty retail tenants; upgraded pedestrian link along Little Street including new overhead canopy; upgrade to northern entry (Little Street) including new like for like signage; reconfiguration of loading dock M to service the new mini-major outlet; signage zone for future retail tenant along the eastern elevation; construction of cladding panel with external masonry paint finish on the roof top to screen the future plant equipment; and landscape works at ground proximate to the reconfigured loading dock and on structure planter awning over the new northern entry (Little Street).

The landscape works comprise screening with climbers situated along the northern façade to screen the loading dock, and car park planting of trees and understorey planting to break up the car park and provide visual interest to the street front.

The Landscape Plans as submitted raise no concerns and conditions shall be imposed for the completion of the works as documented.

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 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 Plans, and

inclusive of the following conditions:

i) all tree planting shall be a minimum planting size of 200 litres, and shall meet the requirements of Natspec - Specifying Trees.

Prior to the issue of an Occupation Certificate, details (from a landscape architect or landscape designer) shall be submitted to the 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.

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

Reason: To maintain local environmental amenity.