

## Landscape Referral Response

<b>Application Number:</b>	Mod2021/0859
<b>Date:</b>	21/01/2022
<b>Responsible Officer:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 3 DP 25050 , 723 Warringah Road FORESTVILLE NSW 2087 Lot 2 DP 25050 , 725 Warringah Road FORESTVILLE NSW 2087 Lot 1 DP 25050 , 727 Warringah Road FORESTVILLE NSW 2087

### 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

Amended Landscape Plans are noted.

Condition 15 of the Court issued Consent states:

**15. Amended Landscape Plans**

*i) Landscape Plans are to be amended to delete 2 x Liquidambar styraciflua nominated for canopy planting in the front car-park and substitute with 2 trees not listed on Council's exempt tree species list which are capable of attaining a minimum height of 15 m at maturity.*

*ii) Each tree is to be provided with a minimum of 30m<sup>3</sup> of sub-surface soil volume via a proprietary load bearing soil cell system.*

*Reason: Environmental amenity (DACLACPCC1)*

The amended Landscape Plans indicate replacement planting of *Cupaniopsis anacardioides*. However, *C. anacardioides* is a tree species currently listed on Council's exempt tree species list, and is therefore unsuitable.

It is recommended that the species be substituted with *Corymbia maculata*, which can be achieved via condition as follows:

### Amended Landscape Plans

*i) Landscape Plans are to be amended to delete Cupaniopsis anacardioides from the planting list and substitute with Corymbia maculata, minimum pot size 75 litre.*

*Reason: Environmental amenity (DACLACPCC1)*

No other objections are raised to the amended 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:**

Nil.