

Landscape Referral Response

Application Number:	DA2021/2559
Date:	07/02/2022
Responsible Officer:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 599064 , 8 Grosvenor Place 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 the demolition of existing site structures and the construction of a new industrial building including showroom, service and maintenance, and ancillary office space.

A Landscape Plan and a Arboricultural Impact Assessment is submitted with the application.

The Arboricultural Impact Assessment recommends the removal of four (4) native trees existing within the streetscape frontage of the property. The development works require excavation to reduced levels for the detention basin within the tree protection zone and should the development application be approved, retention of these trees is not possible.

The Landscape Plan provides for replacement native trees and understorey mass planting as no concerns are raised subject to conditions imposed for advanced tree planting delivery for installation.

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 Property

This consent approves the removal of the following tree(s) within the property (as recommended in the Arboricultural Impact Assessment):

- tree 1 and 2 - *Leptospermum petersonii* (Lemon Scented Tea Tree)
- tree 3 and 4 - *Melaleuca bracteata* (Black Tea Tree)

Reason: To enable authorised building works.

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

Landscape Completion

Landscaping is to be implemented in accordance with the approved Landscape Plans, inclusive of the following conditions:

- i) all proposed trees (*Melaleuca linariifolia* and *Tristaniopsis laurina* 'Luscious') shall be pre-ordered for delivery at a 200 litre container size, with a minimum 60mm caliper and at least 3.0 metres tall, and shall meet the requirements of Natspec - Specifying Trees,
- ii) the proposed *Cyathea cooperi* shall include minimum clear trunk heights between 1.0 and 3.0 metres,
- iii) all trees shall be planted into a prepared planting hole 1m x 1m x 600mm depth, 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, 2.0 metres from structures, and at least 1.5 metres from common boundaries,
- iv) all other landscape works shall be in accordance with the approved Landscape Plans.

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