

Landscape Referral Response

Application Number:	DA2024/1684
Date:	09/01/2025
Proposed Development:	Alterations and additions to an approved mixed use development
Responsible Officer:	Thomas Burns
Land to be developed (Address):	Lot 1 DP 1001963 , 638 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 proposal is supported with regard to landscape issues.

The application is for alterations and additions to an approved mixed use development. No concerns are raised with the additional level as proposed. It is noted the original consent DA2019/0239 was approved prior to the adoption of the Northern Beaches Public Space Vision & Design Guidelines (2021) and in order to align to this document amended public domain landscape plans will be required, as outlined in the conditions of consent.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Amended Landscape Plans - Public Domain

Amended Landscape Plans shall be issued to the Certifier prior to the issue of a Construction Certificate to include the following details:

- a) amendments to drawing Public Domain Plan 01 Revision D
- i) delete all shrub and groundcover planting skirting the building edge and replace with paving,
- ii) extend the paving to the kerb in front of the main entry doors to commercial unit 1 on the corner of

Pittwater and Orchard Road,

- iii) change the tree species on Pittwater Road to *Xanthostemon chrysanthus* and install in accordance with Northern Beaches Standard Drawing 1300 - Tree Pit Details, Plan and Section, including strata cell system, 1600 x 1200 tree pit opening finished with mulch and Liriope 'Evergreen Giant' groundcover planting installed at 6 per square metres and at 140mm pot size,
- iv) change the tree species on Orchard Road to *Tristaniopsis laurina* 'Luscious' and install as per detail on drawing Detail & Specification Revision B,

b) amendments to drawing Public Domain Plan 02 Revision D

- i) delete all shrub and groundcover planting skirting the building edge and replace with paving,
- ii) change the tree species on Orchard Road to *Tristaniopsis laurina* 'Luscious' and install as per detail on drawing Detail & Specification Revision B,
- iii) extend the footpath to Charlton Lane including an appropriate kerb ramp.

c) all public domain works shall be completed in accordance with Northern Beaches Public Space Vision & Design Guidelines.

d) certification shall be submitted to the Certifier that these amendments have been documented.

Note: as part of any works within the road reserve, Public Domain Plans shall also be submitted under a Section 138 application to Council.

Reason: Landscape amenity.

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

Landscape Completion

a) landscape works are to be implemented in accordance with the approved Amended Landscape Plans - Public Domain.

b) 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.