

Landscape Referral Response

Application Number:	Mod2015/0191
Date:	28/08/2015
Responsible Officer:	Anthony Powe Landscape Assessment
Land to be developed (Address):	Lot 100 DP 1015283 , 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 Arborist's Report provided with the application is noted and the findings concurred with. No objection to approval subject to conditions as recommended.

No objections to the proposed amendments to Conditions 2 and 30 in the SEE, however the proposed new condition regarding tree replacement has been amended in accordance with Council requirements and specific tree removal condition added (in Assess).

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Specific Tree Removal

- a). Existing street trees that are approved for removal

The following trees are approved for removal in accordance with the Arboricultural Assessment

Addendum Report at Westfield Warringah Stormwater Augmentation Cnr Cross and Green Streets prepared by Jacksons Nature Works dated 19 August 2015

Species	Tree Number
<i>Backhousia citriodora</i>	33
<i>Backhousia citriodora</i>	37
<i>Tristaniopsis laurina</i>	38
<i>Tristaniopsis confertus</i>	42
<i>Backhousia citriodora</i>	44
<i>Backhousia citriodora</i>	47

- b). Street trees approved for removal are to be removed by a Council approved tree contractor.
- c). The list of currently approved tree contractors is to be obtained from Council's Public Trees Section prior to undertaking removal works.
- d). The location and protection of all services and public safety during the works is the responsibility of the owner/applicant.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site and public liability. (DACLAC01)

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

Required Planting

1. The tree/s listed in the following schedule shall be planted in accordance with the following schedule:

No. of Trees Required.	Species	Location	Minimum Pot Size
8	<i>Elaeocarpus eumundii</i>	Cross Street road reserve, as indicated on Landscape Plan Sheet 1 of 2 Ground Level Palm Tree Carpark Dwg No. da016101 Rev No. A15 dated 21/08/2015 prepared by DEM	100 litre

2. Replacement trees are to satisfy the following:

- a) Replacement trees are to be grown in accordance with the Natspec publication Specifying Trees - a guide to assessment of tree quality
- b) All replacement trees must be maintained until they reach six (6) metres in height;

- c) If any replacement tree dies prior to reaching six (6) metres in height that tree is to be replaced; and
- d) The replacement trees shall be planted within three (3) months of the removal of the Class B Hoarding along Cross Street associated with the stormwater augmentation works under DA2008/1742.
- e) Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To maintain environmental amenity. (DACLAF01)