

Landscape Referral Response

Application Number:	Mod2014/0079
Date:	05/06/2014
Responsible Officer:	
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

Palm Tree Car Park

It is noted that the structure of the Palm Tree Car Park is located closer to the Cross St boundary with a reduction in tree planting, but the inclusion of a green façade is proposed.

In view of the location and use, no objections are raised to the proposed amendments, subject to conditions.

Starfish Car Park

No objections raised to tree removals and replacement subject to conditions as recommended.

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**

Trees and / or Landscaping



In order to protect and enhance onsite vegetation and trees the following applies to the development site:

(a) Trees approved for removal

This consent includes approval to remove the following trees:

(i)

All trees as indicated on Landscape Plans		
Drawing Number	Dated	Prepared By
da 01 6101 A14 and da 01 6107 A05	27.02.14	DEM

(b) Trees which may be transplanted within the site

The following tree/s must be transplanted and successfully established elsewhere within the development site.

(i)

All trees as indicated on Landscape Plan		
Drawing Number	Dated	Prepared By
da 01 6101 A14 and da 01 6107 A05	27.02.14	DEM

(c) Tree protection

- i) No tree roots greater than 50mm diameter belonging to trees to be retained are to be cut unless authorised by a qualified Arborist on site.
- ii) All structures are to bridge or tunnel bore under tree roots greater than 50mm diameter unless directed otherwise by a qualified Arborist on site.
- iii) All tree protection to be in accordance with AS4970-2009 Protection of trees on development sites.
- iv) All tree protection measures are to be in place prior to commencement of works

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site. (DAKLAC01)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Trees Condition

During the construction period the applicant is responsible for ensuring all protected trees are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to. In this regard all protected plants on this site shall not exhibit:

- (a) A general decline in health and vigour.
- (b) Damaged, crushed or dying roots due to poor pruning techniques.
- (c) More than 10% loss or dieback of roots, branches and foliage.
- (d) Mechanical damage or bruising of bark and timber of roots, trunk and branches.
- (e) Yellowing of foliage or a thinning of the canopy untypical of its species.
- (f) An increase in the amount of deadwood not associated with normal growth.
- (g) An increase in kino or gum exudation.
- (h) Inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition.
- (i) Branch drop, torn branches and stripped bark not associated with natural climatic conditions.

Any mitigating measures and recommendations required by the Arborist are to be implemented.

The owner of the adjoining allotment of land is not liable for the cost of work carried out for the purpose of this clause.

Reason: Protection of Trees. (DACLAE03)

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

Required Planting

- i) The tree/s listed in the following schedule shall be planted in accordance with the following schedule:
All trees as indicated on Landscape Plan Drawing Number da 01 6101 A14 and da 01 6107 A05 Dated 27.02.14 Prepared By DEM
- ii) 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)