

Landscape Referral Response

Application Number:	DA2019/0594
Date:	10/07/2019
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 11 DP 12962 , 12 West Street BROOKVALE NSW 2100 Lot 10 DP 12962 , 10 West Street BROOKVALE NSW 2100 Lot 101 DP 1007178 , 762 - 770 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 site was subject approval for works under DA2017/1081 which included landscape works to the Pittwater Road and West Street frontages.

The current proposal is a new DA for works on the Pittwater Road frontage.

Several conditions under DA2017/1081 would still be applicable to the new DA with regard to landscape works in this area of the site.

In terms of planning process, if the Conditions of DA2017/1081 are still applicable across the site, there may be no need for the conditions to be reapplied to DA2019/0594, however I believe it would be preferable for the following conditions currently applicable for the consent of DA2017/1081 to be included in any consent for the current application for clarity:

Required Planting

i) Planting to the Pittwater Road frontage are to enhance the existing streetscape and be generally reflective of planting forward of nearby Pittwater Road frontages. Typical plant species may include existing nearby species such as *Agave attenuata*, *Cycas revoluta*, *Trachleospermum jasminoides*, *Buxus japonica*, *Cordyline* sp., *Lomandra* 'Tanika' and *Alternanthera* 'Little Ruby' . Planting is to be provided in suitable prepared garden beds, mulched and irrigated in accordance with industry best practice standards.

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.

Landscape maintenance

- i) Trees shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilized as required at the time of planting.
- ii) 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 conditions.

Reason: To maintain local environmental amenity

No objections subject to the conditions above being applicable to the works.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

Nil.