

Landscape Referral Response

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| Application Number: | Mod2022/0401 |
| Date: | 03/08/2022 |
| Responsible Officer: | Adam Susko |
| Land to be developed (Address): | Lot 1 DP 710661 , 2 Delmar Parade DEE WHY NSW 2099 |

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 application is for modification to development consent DA2017/1183, and relative to Landscape Referral includes the proposed removal of street tree planting (x 5) along Pittwater Road under Condition 53F, due to the location of extensive utility services across the road reserve verge, as represented in the Underground Services Survey. The street tree planting (x 2) to Delmar Parade remains.

Accordingly, Condition 53F shall be amended to delete reference to the 5 x street trees to Pittwater Road, whilst maintaining the requirement for street tree planting to Delmar Parade, as illustrated below

| No. of Trees | Species | Location | Minimum Pot Size |
|--------------|---|--|-------------------------------------|
| All trees | As indicated on the approved Landscape Plans | As indicated on the Landscape Plans | As indicated on the Landscape Plans |
| 5 | Tristaniopsis laurina 'Luscious' | Pittwater Road road reserve forward of the property, clear of driveway and intersection sightlines and generally in alignment with other street trees | 100 litre |
| 2 | Tristaniopsis laurina 'Luscious' | Delmar Parade road reserve forward of the property, clear of driveway and intersection sightlines and generally in alignment with other street trees | 100 litre |

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

Amend Condition 53F Required Tree Planting

Street trees shall be planted in accordance with the following schedule:

- 2 x *Tristaniaopsis laurina* 'Luscious' planted at 100 litre container size, within Delmar Parade road reserve forward of the property, clear of driveway and intersection sightlines and generally in alignment with other street trees.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To maintain environmental amenity.