

## Landscape Referral Response

<b>Application Number:</b>	DA2024/1684
<b>Date:</b>	19/06/2025
<b>Proposed Development:</b>	Alterations and additions to an approved shop top housing development
<b>Responsible Officer:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	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.

#### Additional Information Comment 19/06/25:

The amended reports and plans are noted.

The rooftop planting shall meet the ADGs minimum soil depth requirements.

#### Original Comment:

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.

**On Slab Landscape Works**

- a) Details shall be submitted to the Certifier prior to the issue of the Construction Certificate indicating the proposed method of waterproofing and drainage to all planters over slab, over which soil and planting is being provided. Landscape treatment details shall be submitted to the Certifier prior to the issue of the Construction Certificate indicating the proposed soil type, planting, automatic irrigation, and services connections.
- b) The following soil depths are required to support planting: 300-450mm for ground covers; 500-600mm for shrubs; 800mm for small trees and 1000mm for medium trees.
- c) Design certification shall be submitted to the Certifier by a qualified Structural Engineer, that the planters are designed structurally to support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: To ensure appropriate soil depth for planting and ensure waterproofing and drainage is installed.

**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 and generally in accordance with the Rooftop Concept Plan dated April 2025.

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.

### **ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

#### **Landscape Maintenance**

a) If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components.

b) Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

c) 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 Plan(s) and any conditions of consent.

d) A maintenance activity schedule for on-going maintenance of planters on slab shall be incorporated to monitor and replenish soil levels as a result of soil shrinkage over time.

Reason: To maintain local environmental amenity.