

REPORT TO APPLICATION DETERMINATION PANEL

Meeting held on 03 December 2015

56 - 58 Glen Street Belrose, 56 - 58 Glen Street Belrose - Modification of Development Consent DA2013/1447 granted for Demolition works and Construction of a Retail Centre and Signage (Glenrose Shopping Centre)

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2015/0205
Responsible Officer:	Luke Perry
Land to be developed (Address):	Lot 104 DP 597544 , 56 - 58 Glen Street BELROSE NSW 2085 Lot 4 DP 548285 , 56 - 58 Glen Street BELROSE NSW 2085
Proposed Development:	Modification of Development Consent DA2013/1447 granted for Demolition works and Construction of a Retail Centre and Signage (Glenrose Shopping Centre)
Zoning:	LEP - Land zoned B2 Local Centre LEP - Land zoned B2 Local Centre
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Warringah Council Application Determination Panel
Land and Environment Court Action:	No
Owner:	Fabcot Pty Limited The Trust Company Limited
Applicant:	ADCO Constructions Pty Ltd

Application lodged:	11/09/2015
Application Type:	Local
State Reporting Category:	Other
Notified:	06/10/2015 to 21/10/2015
Advertised:	Not Advertised, in accordance with A.7 of WDCP
Submissions:	7
Recommendation:	Approval

ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (upto the time of determination) by the applicant, persons who have made submissions regarding the application and any advice provided by relevant Council / Government / Authority Officers on the proposal.

SUMMARY OF ASSESSMENT ISSUES

There are no assessment issues.

SITE DESCRIPTION

Property Description:	Lot 104 DP 597544 , 56 - 58 Glen Street BELROSE NSW 2085 Lot 4 DP 548285 , 56 - 58 Glen Street BELROSE NSW 2085
Detailed Site Description:	The site is known as Lot 4, DP 548285 and Lot 104, DP 597544, Nos. 56-58 Glen Street, Belrose. The site is located on the northern side of Glen Street and has an area of 23,145 square metres. The site has a frontage to Glen Street which is 165.15 metres in length and a frontage to Glenrose Place that is over 90 metres in length. The topography of the site is characterised by a fall of approximately 6 metres towards the northern (rear) boundary. The Glenrose Shopping Centre currently occupies the site. The western side of the shopping centre has been demolished and remediation works have been completed on this area of the site. Approximately two thirds of the shopping centre has been demolished with only the existing Woolworths supermarket and 8 specialty retail tenancies retained. The majority of the site is built upon with extensive car parking areas surrounding the centre. Sporadic tree planting and landscaping has been provided within the at grade car park adjoining Glen Street. The site is located within Glen Street Village which is characterised by a variety of land uses. A shop top housing development at No.54 Glen Street adjoins the south-east corner of the site, Belrose Library and a service station are

located on the western side of Glenrose Place. Directly opposite the site on the southern side of Glen Street is Glen Street Theatre and Lionel Watts Park.

The development surrounding Glen Street Village is predominantly characterised by detached single dwellings.

Two (2) primary areas of open space are located within close proximity to the site. Wingara Reserve adjoins the site to the north and Lionel Watts Reserve is located on the southern side of Glen Street opposite the south-eastern corner of the site.

Five (5) vehicular crossings from Glen Street enable vehicles to access and egress the site. Vehicles are also able to exit the site from a crossing which adjoins the northern end of Glenrose Place.

Map:



SITE HISTORY

MOD2015/0150

This application modified DA2013/1447. The modifications included the modification of two conditions relating to the occupation of the individual tenancies and the hours of operation to allow for restaurants and cafes to occupy 7 of the tenancies and to allow them to operate until 11.00pm. The application was determined on 6 November 2015.

MOD2014/0225

This application modified DA2013/1447. The modifications included the removal/satisfaction of the deferred commencement condition, introduce a staging plan for the works and some built form

changes including the addition of roof top plant. The application was approved by the Application Determination Panel on 5 March 2015.

DA2013/1447

This application was lodged with Council for the redevelopment of the Glenrose Shopping Centre. This application was granted Deferred Commencement Approval by the Joint Regional Planning Panel (JRPP) on 14 July 2014. The deferred commencement condition has been satisfied and an operative consent was issued on 8 May 2015.

PROPOSED DEVELOPMENT IN DETAIL

The proposal seeks to modify Development Consent No. 2013/1447, granted approval by the Sydney East Joint Regional Planning Panel on 17 July 2014 for the Construction of Shopping Centre (Glenrose Shopping Centre) comprising of Woolworths Supermarket, specialty shops and associated signage, Parking and Landscape works including Demolition works.

Specifically, the modifications involve the removal of a number of trees around the perimeter of the site located within the adjoining Wingara Reserve. The trees are proposed to be removed as they will be impacted upon by the construction of the development and stormwater works. In total 10 trees are proposed to be removed with replacement planting to be provided at the requirement of Council as the land owner.

Minor landscape works are also proposed within the at grade car parking area to facilitate trolley bays. Small trees, low shrub and ground cover planting is proposed around the trolley bay areas.

AMENDMENTS TO THE SUBJECT APPLICATION

Whilst Council was satisfied with the information submitted with the modification application, following a preliminary assessment of the modification, including a review of residents' submissions, Council's Planner requested further information from the applicant to provide clarification on which trees were proposed to be removed versus those that already have approval to be removed under the previous applications.

The applicant responded by submitting an additional Landscape Plan that provides clarification regarding the trees proposed to be removed versus those already approved. Further, the applicant has indicated that the Tree Assessment Table submitted with the modification application did contain errors in so far as that it had not been updated from the original application and incorrectly indicated that a number of trees proposed to be removed as to be retained.

The applicant concluded that; *'The 'Tree Assessment Table A' should not have been included in the S96 submission and it is recommended that it is excluded from the submission'*.

In consideration of the application a review of (but not limited) documents as provided by the applicant in support of the application was taken into account detail provided within Attachment A.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:
The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared and is attached taking into all relevant provisions of the Environmental Planning and Assessment Act 1979 and associated

- regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (up to the time of determination) by the applicant, persons who have made submissions regarding the application and any advice given by relevant Council / Government / Authority Officers on the proposal;

In this regard, the consideration of the application adopts the previous assessment detailed in the Assessment Report for DA2014/1337, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 96(1A) of the Environmental Planning and Assessment Act, 1979, are:

Section 96(1A) - Other Modifications	Comments
A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:	
(a) it is satisfied that the proposed modification is of minimal environmental impact, and	Yes The modification, as proposed in this application, is considered to be of minimal environmental impact.
(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	The development, as proposed, has been found to be such that Council is satisfied that the proposed works are substantially the same as those already approved under DA2013/1447.
(c) it has notified the application in accordance with: (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has made a development control plan under section 72 that requires the notification or advertising of applications for modification of a development consent, and	The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, Warringah Local Environment Plan 2011 and Warringah Development Control Plan.
(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.	See discussion on "Public Exhibition" in this report.

Section 79C Assessment

In accordance with Section 96(3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 96 the consent authority must take into consideration such of the matters referred to in section 79C(1) as are of relevance to the development

the subject of the application.

The relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act, 1979, are:

Section 79C 'Matters for Consideration'	Comments
Section 79C (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 79C (1) (a)(ii) – Provisions of any draft environmental planning instrument	None applicable.
Section 79C (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan applies to this proposal.
Section 79C (1) (a)(iiia) – Provisions of any planning agreement	None applicable.
Section 79C (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	<u>Division 8A</u> of the EP&A Regulation 2000 requires the consent authority to consider Prescribed conditions of development consent. These matters have been addressed via a condition in the original consent. <u>Clause 50(1A)</u> of the EP&A Regulation 2000 requires the submission of a design verification certificate from the building designer at lodgement of the development application. This clause is not relevant to this application. <u>Clauses 54 and 109</u> of the EP&A Regulation 2000, Council requested additional information and has therefore considered the number of days taken in this assessment in light of this clause within the Regulations. The applicant was advised by letter dated 27 October 2014 that additional information in the form of appropriate application fees, geotechnical report and a Clause 4.6 written justification was required in order to assess the application. The applicant provided the requested information above on 31 October 2014 and the application proceeded to assessment and notification. <u>Clause 92</u> of the EP&A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition in the original consent. <u>Clauses 93 and/or 94</u> of the EP&A Regulation 2000 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This matter has been addressed via a condition in the original consent.

Section 79C 'Matters for Consideration'	Comments
	<u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition in the original consent.
Section 79C (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	(i) The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan section in this report. (ii) The proposed development will not have a detrimental social impact in the locality considering the character of the proposal. (iii) The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.
Section 79C (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 79C (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Public Exhibition” in this report.
Section 79C (1) (e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and Warringah Development Control Plan.

As a result of the public exhibition process council is in receipt of 7 submission/s from:

Name:	Address:
Anthony Kinnaid Milne	34 Coora Avenue BELROSE NSW 2085
Pamela Anne Allan	28 Coora Avenue BELROSE NSW 2085
Phillip John Allan	28 Coora Avenue BELROSE NSW 2085
Mr David Allan Loomes	6 Marina Place BELROSE NSW 2085
Mr Allan Stewart Herrmann Janice Herrmann	25 Coora Avenue BELROSE NSW 2085
Ms Elizabeth Paulsen	6 Marina Place BELROSE NSW 2085
Scott Norman Coleman	27 Coora Ave. BELROSE NSW 2085

The following issues were raised in the submissions and each have been addressed below:

- **Removal of trees within Wingara Reserve**
- **Council's Parks, Reserves, Foreshores and Beaches referral response**
- **Notification of the application and unclear information submitted with the application**

The matters raised within the submissions are addressed as follows:

Removal of trees within Wingara Reserve

Concern is raised regarding the removal of trees within the reserve and the potential amenity impacts it will have on the adjoining residential properties.

Comment:

As a result of the final design of the development and in particular the stormwater works, a number of trees are required to be removed as the root systems will be impacted upon. In this regard, the proposal seeks to remove and replace 10 trees that are located within the adjoining Wingara Reserve.

Whilst there is adequate physical separation provided between the site and adjoining residential properties to ensure a reasonable level of amenity is maintained, it is acknowledged that the vegetated reserve does provide additional screening to the residential properties. In this regard, it is appropriate, as proposed by the applicant, that replacement planting be provided to maintain this level of screening.

As Council is the owner of this land and will ultimately be responsible for the ongoing maintenance of any replacement planting, a condition has been included in the Recommendation of this report requiring the applicant to liaise with Council to provide suitable replacement planting. The details of the replacement planting (size, location etc) are to be to the satisfaction and approval of Council's Tree Management Officer. The applicant is to liaise with Council's Tree Management Officer to obtain this approval and undertake the works prior to the release of relevant Occupation Certificate for each stage.

This matter does not warrant refusal of the application.

Council's Parks, Reserves, Foreshores and Beaches referral response

Concern is raised regarding the referral response that indicates that replacement planting could be provided either within the Wingara Reserve or within Lionel Watts Park to the east of the site. Concern is also raised that a previous response that indicates that the trees are located on private land and that no comment could be made by this department.

Comment:

These concerns are noted and have been addressed by Council's Parks, Reserves, Foreshores and Beaches team in their final referral response (dated 26/11/2015) which raises no objections to the proposal subject to replacement planting to be provided within the Wingara Reserve. The details of the replacement planting (size, location etc) are to be to the satisfaction and approval of Council's Tree Management Officer. The applicant is to liaise with Council's Tree Management Officer to obtain this approval and undertake the works prior to the release of any Occupation Certificate.

This matter does not warrant refusal of the application.

Notification of the application and unclear information submitted with the application

Concern is raised regarding the information submitted with the application that it is unclear what trees are proposed to be removed or what have been approved to be removed and that the notification process did not clearly indicate the proposed modifications.

Comment:

This issue has been discussed in detail earlier within this report (refer to the 'Amendments to the subject application' section).

In summary, whilst Council was satisfied with the information submitted with the modification application in so far as the information submitted was satisfactory and satisfied the legislative requirements for notification, following a preliminary assessment of the modification, including a review of residents' submissions, Council's Planner requested further information from the applicant to provide clarification on which trees were proposed to be removed versus those that already have approval to be removed under the previous applications.

The applicant responded by submitting an additional Landscape Plan that provides clarification regarding the trees proposed to be removed versus those already approved and has further indicated that the Tree Assessment Table submitted with the modification application did contain errors in so far as that it had not been updated from the original application and incorrectly indicated that a number of trees proposed to be removed as to be retained.

In this regard, the application submitted is considered to be satisfactory and the notification process has been followed in accordance with the relevant legislative requirements.

This matter does not warrant refusal of the application.

MEDIATION

No requests for mediation have been made in relation to this application.

REFERRALS

Internal Referral Body	Comments
Landscape Officer	The proposal was referred to Council's Landscape Officer who has provided the following comments: <i>'The plans indicate removal of additional trees to accommodate the approved works due to unacceptable impacts on the trees' root systems. Such an occurrence was flagged in earlier assessment of the proposal.</i> <i>As this is a modification of the original approval, all existing tree protection and replanting conditions are to remain with the inclusion of the attached conditions updating the approved Landscape Plan and requiring the reserve restoration plan to include the additional trees required to replace those removed.</i> <i>No objections to approval subject to conditions as recommended.'</i>

Internal Referral Body	Comments
Parks, reserves, beaches, foreshore	The proposal was referred to Council's Parks, Reserves, Beaches, Foreshore team for comment regarding the removal of trees within the Council Reserve. Council's Parks, Reserves, Beaches, Foreshore team provided the following comments: <i>'The trees proposed for removal on public land may be removed but must be replaced with appropriate species of tree which will be additional to those shown on the landscape plan. Planting of these trees should be in Wingara Reserve. Prior to planting the applicant must contact Council's Tree Management Officer to agree to a suitable location.'</i>

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	The proposal was referred to Ausgrid. No response has been received within the 21 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)*

All, Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the merit assessment of this application.

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

As such, an assessment is provided against the controls relevant to the merit consideration of the application hereunder.

State Environmental Planning Policies (SEPPs) and State Regional Environmental Plans (SREPs)

SEPP 55 - Remediation of Land

Clause 7 (1) of SEPP 55 states that a Consent Authority must not consent to the carrying out of any development on land unless;

- It has considered whether the land is contaminated, and
- If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

On 18 January 2008 the Department of Environment and Climate Change (DECC) declared the site a 'remediation site' under Section 21 of the Contaminated Lands Management Act 1997. Under the provisions of this Act, the property owner has prepared a Voluntary Management Proposal (VMP) which was approved by the NSW Environment Protection Authority (EPA) on 21 June 2013. The EPA has

responsibility of regulating the VMP.

The owners of the site have engaged an EPA accredited site auditor to review the on-going work and provide a site audit statement required by the EPA's agreement to the VMP and other site audit statements as required to facilitate redevelopment of the site.

DA2013/1447 was accompanied by a updated Remediation Action Plan (RAP) prepared by Douglas Partners dated March 2013, that provided an on-going plan for the remediation works and monitoring that is overseen by and the responsibility of the EPA. At the completion of these works, subject to concurrence by the EPA, the site will be suitable for development.

SEPP (Infrastructure) 2007

Ausgrid

Clause 45 of the SEPP requires the Consent Authority to consider any development application (or an application for modification of consent) for any development carried out:

- within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists).
- immediately adjacent to an electricity substation.
- within 5.0m of an overhead power line.
- includes installation of a swimming pool any part of which is: within 30m of a structure supporting an overhead electricity transmission line and/or within 5.0m of an overhead electricity power line.

Comment:

The proposal was referred to Ausgrid. No response has been received within the 21 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.

Warringah Local Environment Plan 2011

Is the development permissible?	Yes
After consideration of the merits of the proposal, is the development consistent with:	
aims of the LEP?	Yes
zone objectives of the LEP?	Yes

Principal Development Standards

Development Standard	Requirement	Approved	Proposed	% Variation	Complies
Height of Buildings:	8.5m	13.23m	N/A - No change to approved.	N/A	N/A

Compliance Assessment

Clause	Compliance with Requirements
5.9 Preservation of trees or vegetation	Yes
5.9AA Trees or vegetation not prescribed by development control plan	Yes
6.2 Earthworks	Yes
6.4 Development on sloping land	Yes

Warringah Development Control Plan

Built Form Controls

Standard	Requirement	Approved	Proposed	Complies
B6 Merit assessment of side boundary setbacks	Merit assessment	Northwest 4m Southeast 10.03m	No change to approved.	N/A
B8 Merit assessment of front boundary setbacks	Merit assessment	Glen Street frontage 31.47m to the shopping centre 1.674m to the at-grade car park Glenrose Place frontage 1.25m	No change to approved.	N/A
B10 Merit assessment of rear boundary setbacks	Merit assessment	Corner allotment with dual street frontages.	N/A	N/A

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives		
C4 Stormwater	Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
E1 Private Property Tree Management	Yes	Yes
E2 Prescribed Vegetation	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E7 Development on land adjoining public open space	Yes	Yes
E10 Landslip Risk	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
E11 Flood Prone Land	Yes	Yes

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

The proposal will not significantly effect threatened species, populations or ecological communities, or their habitats.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is consistent with the principles of Crime Prevention Through Environmental Design.

POLICY CONTROLS

Warringah Section 94A Development Contribution Plan

Section 94 contributions were levied on the Development Application.

CONCLUSION

The site has been inspected and the application assessed having regard to all documentation submitted by the applicant and the provisions of:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- Warringah Local Environment Plan;
- Warringah Development Control Plan; and
- Codes and Policies of Council.

This assessment has taken into consideration the submitted plans, Statement of Environmental Effects, all other documentation supporting the application and public submissions, and does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation.

In consideration of the proposal and the merit consideration of the development, the proposal is considered to be:

- Consistent with the objectives of the DCP
- Consistent with the zone objectives of the LEP
- Consistent with the aims of the LEP
- Consistent with the objectives of the relevant EPIs
- Consistent with the objects of the Environmental Planning and Assessment Act 1979

It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

RECOMMENDATION

THAT Council as the consent authority grant approval Modification Application No. Mod2015/0205 for Modification of Development Consent DA2013/1447 granted for Demolition works and Construction of a Retail Centre and Signage

(Glenrose Shopping Centre) on land at Lot 104 DP 597544,56 - 58 Glen Street, BELROSE, Lot 4 DP 548285,56 - 58 Glen Street, BELROSE, subject to the conditions printed below:

A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Modification Approved Plans

Landscape Plans		
Drawing No.	Dated	Prepared By
L_101 Issue E	28/10/15	Elke Haege Landscape Architect

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

B. Add Condition No. 53A Replacement Planting within Wingara Reserve to read as follows:

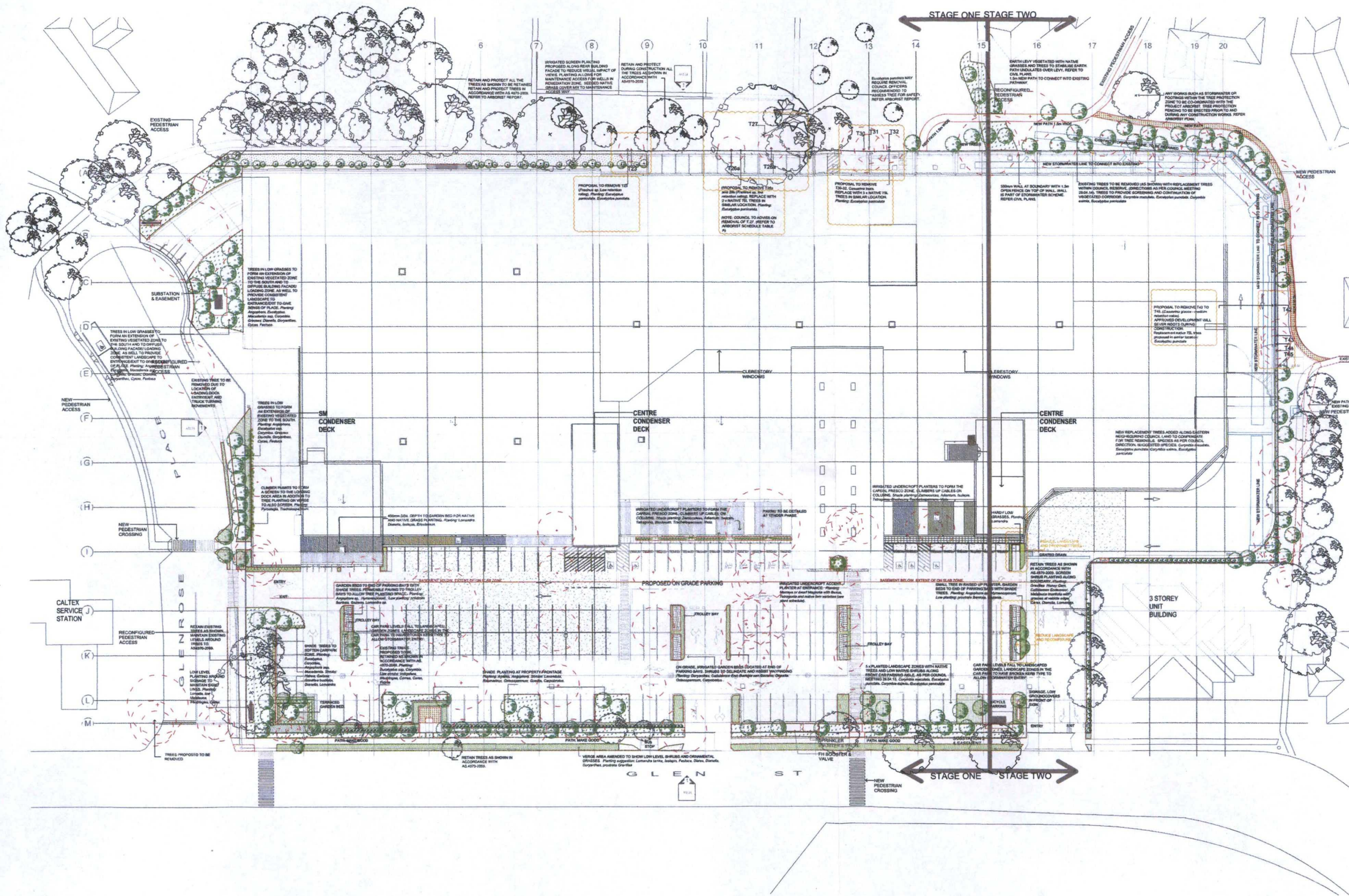
53A. Replacement Planting within Wingara Reserve

All trees identified for removal on Council land must be replaced with suitable trees within Wingara Reserve. At a minimum 10 trees are required to be provided.

The location, size and species must be to the satisfaction of Council's Tree Management Officer. Generally, replacement planting is to be in the same location as those trees that are being removed and must reach a mature height in excess of 12m.

Written approval must be obtained from Council's Tree Management Officer and evidence provided to the Principal Certifying Authority prior to issue of any Occupation Certificate for the relevant stage.

Reason: Preservation of Council's trees assets.



LANDSCAPE NOTES GLENROSE WOOLWORTHS:

SITE AND LEVELS UNDERSTANDING AND OTHER INFORMATION HAS RELIED UPON SURVEY AND ARCHITECTURAL PLANS.

PRIOR TO WORKS COMMENCING ON SITE, ALL TREES TO BE RETAINED MUST BE PROTECTED IN ACCORDANCE WITH AS 4970-2009. THIS LANDSCAPE PACKAGE DOES NOT CONSTITUTE AN ARBORIST REPORT OR ASSESSMENT.

SOIL TESTING IS TO BE CONDUCTED PRIOR TO LANDSCAPING. DETRITUS, RUBBISH AND BUILDING RUBBLE IN ALL GARDEN BEDS AND PLANTING ZONES SHALL BE REMOVED AND ASSESSMENT OF SOIL TYPE, DEPTH, TEXTURE, AND COMPONENTS SHALL BE CARRIED OUT BY THE LANDSCAPE CONTRACTOR WITH THE DIRECT COMMUNICATION BY THE LANDSCAPE ARCHITECT TO CONFIRM THE CORRECT 'SOIL APPROACH METHOD' AND TO SIGN OFF ON THE APPROPRIATENESS OF PLANT SPECIES (vs. SOIL TYPE). THIS WILL INCLUDE A SOIL ANALYSIS TEST TO BE INCLUDED IN THE COSTING BY THE LANDSCAPE CONTRACTOR.

SPECIFICATIONS FOR C.C. SHALL INCLUDE PROTECTION OF ALL EXISTING RETAINED TREES SHOWN ON THE LANDSCAPE PLAN AND ACCORDING TO AS 4970 INCLUDING THE USE OF HAND TOOLS AND HAND PLANTING TO BE USED WITHIN DRIP LINE OF EXISTING TREES. REMOVAL AND RETENTION OF TREES IS SUBJECT TO COUNCIL APPROVAL.

PROPOSED PLANT SCHEDULE HAS CONSIDERED THE LOCAL VEGETATION AND CLIMATIC CONDITIONS AND USED SPECIES GENERALLY OCCURRING IN COUNCIL'S PRECINCT.

QUANTITIES AND EXACT LOCATIONS WILL NEED TO BE DETERMINED AT CC STAGE DUE. ALL PLANTS SUPPLIED ARE TO BE GROWN TO NATSPEC GUIDELINES. INSPECTIONS AND SIGN OFF WILL REQUIRE SUCH APPROVAL OF PLANTS AND SOIL ANALYSIS RESULTS, PROOF OF SOIL PURCHASE AND SOIL METHODS.

ANY SWALES OR DETENTION ZONES WILL LIKELY HAVE SEPARATE AND DIFFERENT MULCH/SURFACE TREATMENT, SPECIES, SOIL AND SUBSTRATE STRUCTURE AS OUTLINED IN THE SOIL SPECIFICATIONS REPORT TO BE COMPLETED AT DOCUMENTATION PHASE.

LANDSCAPE CONTRACTORS SHALL NOT BUILD FROM DRAWINGS UNLESS THEY ARE LABELED 'FOR CONSTRUCTION'.

PROPOSED PLANTS LISTED IN D.A. PLANS ARE INDICATIVE ONLY AND ARE DEPENDANT ON FINAL SOIL ANALYSIS OF GARDEN BEDS AND EXISTING CONDITIONS.

IRRIGATION TO THE LANDSCAPE IS PROPOSED WITH CONNECTION TO PROPOSED RAINWATER TANKS. REFER HYDRAULIC ENGINEERS (PLANS) FOR LOCATION OF RAINWATER TANK AND OR CONDITION A RAINWATER TANK CAPABLE OF IRRIGATION REQUIREMENTS.

PASSIVE IRRIGATION IS PROPOSED TO LANDSCAPE TO TREE PITS IN CAR PARK AND AT THE HEADS OF CAR PARKING BAYS - SOME OF WHICH ARE 'ON SLAB'.

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown must be referred to the Landscape Architect for confirmation. The Contractor must not construct from this drawing unless it marked 'Issue for Construction'. The Contractor acknowledges this drawing may be one of a number of drawings which together document the landscape design and works.

Issue	Revision Description	Drawn	Check	Date
C	Section 96	EDH	EDH	04.09.15
B	Section 96 - Updated and Amended	EDH	EDH	05.12.14
A	Section 96 - for review and co-ordination	EDH	EDH	17.06.14

LEGEND

Existing tree to be retained (Refer to arborist report)

Existing tree to be removed (Refer to arborist report)

Accent Plants (Refer to Plant Schedule)

Turf (Refer to plant schedule for type)

Proposed Tree, Proposed Street Tree (Refer to Plant Schedule)

Proposed Groundcovers/ Spreading Shrubs (Refer Plant Schedule)

Proposed Low Shrub Planting (Refer to plant schedule)

Screen Planting & Shrubs (Refer to Plant Schedule)

Aggregate or mulch path. Timber sleeper edge

Native seeded grass zone

Climber/trailing Plants

Permeable surface. e.g. permeable pavers.

Ferns & Shaded area plants (Refer to planting schedule)

elke
HAAGE
LANDSCAPE ARCHITECT

mob: 0410 450 454
ph: 9261 4426 fax: 9359 3288
2111 Kialla St. Kings Cliffe, NSW 2011
elke@elke.com.au

SECTION 96 APPLICATION

Client:
Fabco Pty Ltd

Architect:
BN Group

Project:
Glenrose Woolworths
Glen Street, Belrose, NSW

Drawing Name:
Landscape Architectural Plan

Plan forms part of drawing package including the details and specification notes

Scale:
1: 400 @A1

Scale bar:
0 2 4 6 8 10 12 20m

Drawn: **EDH** Approved: **EDH**

Job Number: **1310_a** Drawing Number: **L_101** Issue: **C**