Landscape Referral Response

Application Number:	Mod2019/0475
Date:	11/10/2019
Responsible Officer:	Daniel Milliken
Land to be developed (Address):	Lot 2211 DP 752038 , 60 Binalong Avenue ALLAMBIE HEIGHTS NSW 2100 Lot 2223 DP 752038 , 60 Binalong Avenue ALLAMBIE HEIGHTS NSW 2100

Reasons for referral

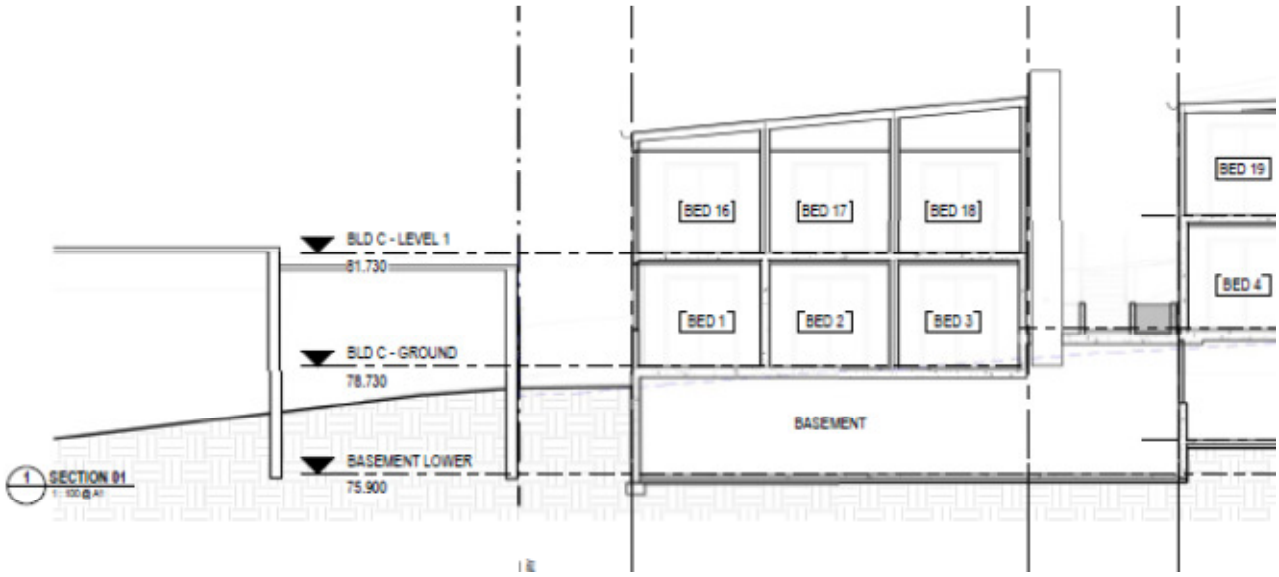
This application seeks consent for the following:

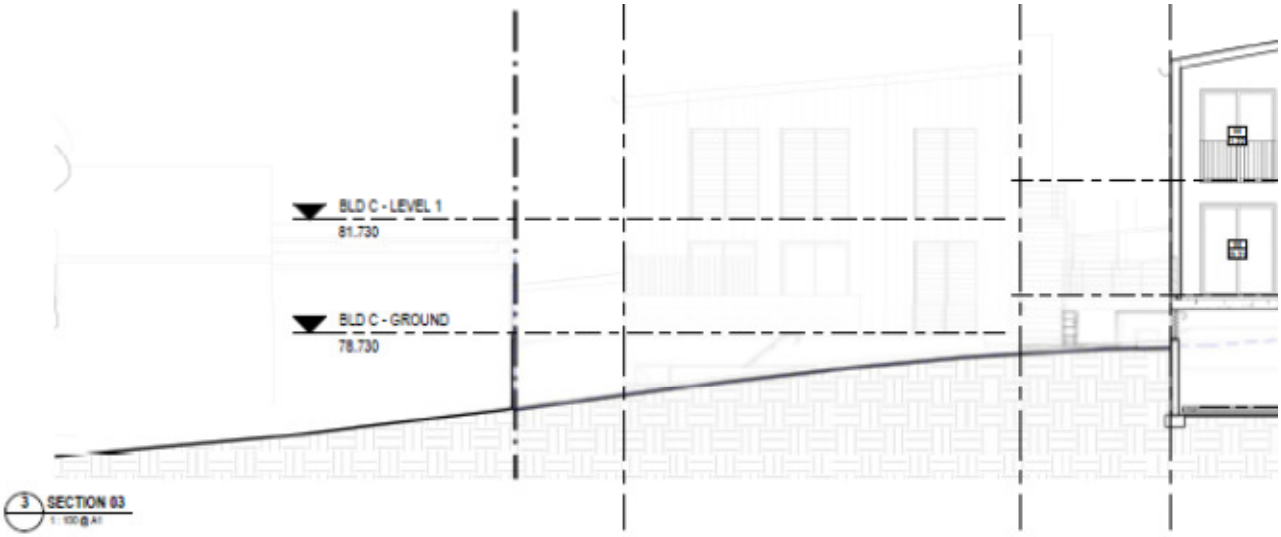
- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

Officer comments

The proposed modification include location of tanks in the front setback and associated pump locations.

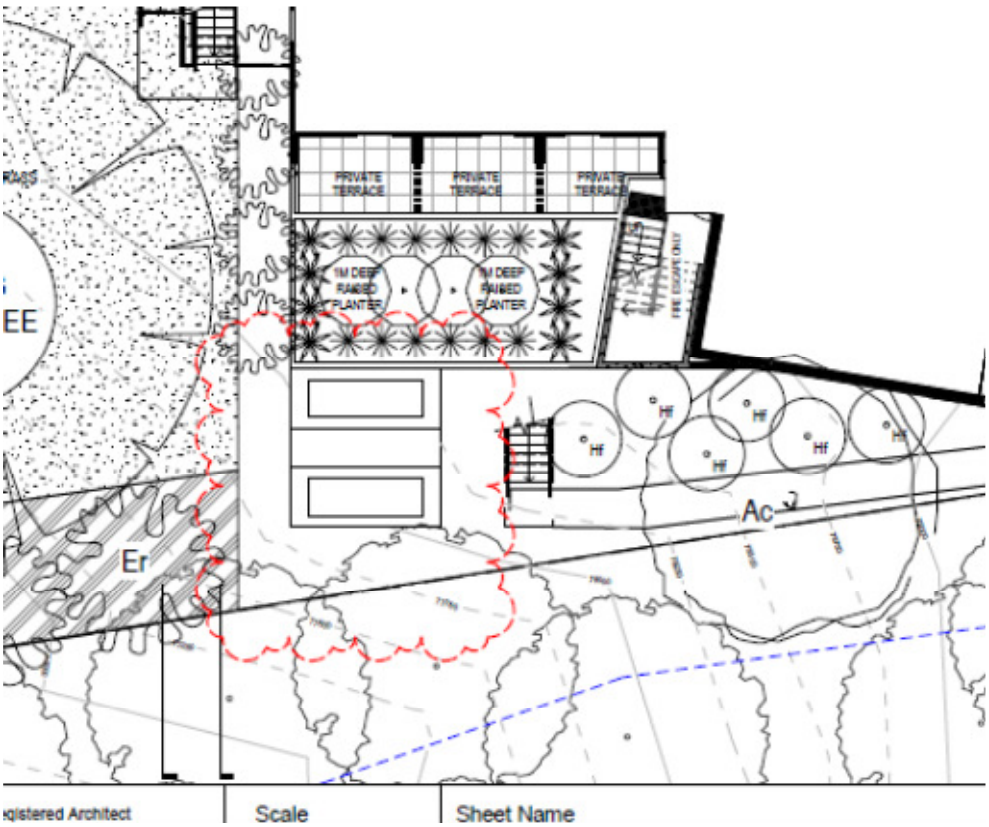
The details submitted on the plans indicate that the tanks are at a level above the adjoining ground floor levels, which indicates that sufficient soil depth (minimum required 1m) is not able to be provided to enable the approved landscaping to be achieved.

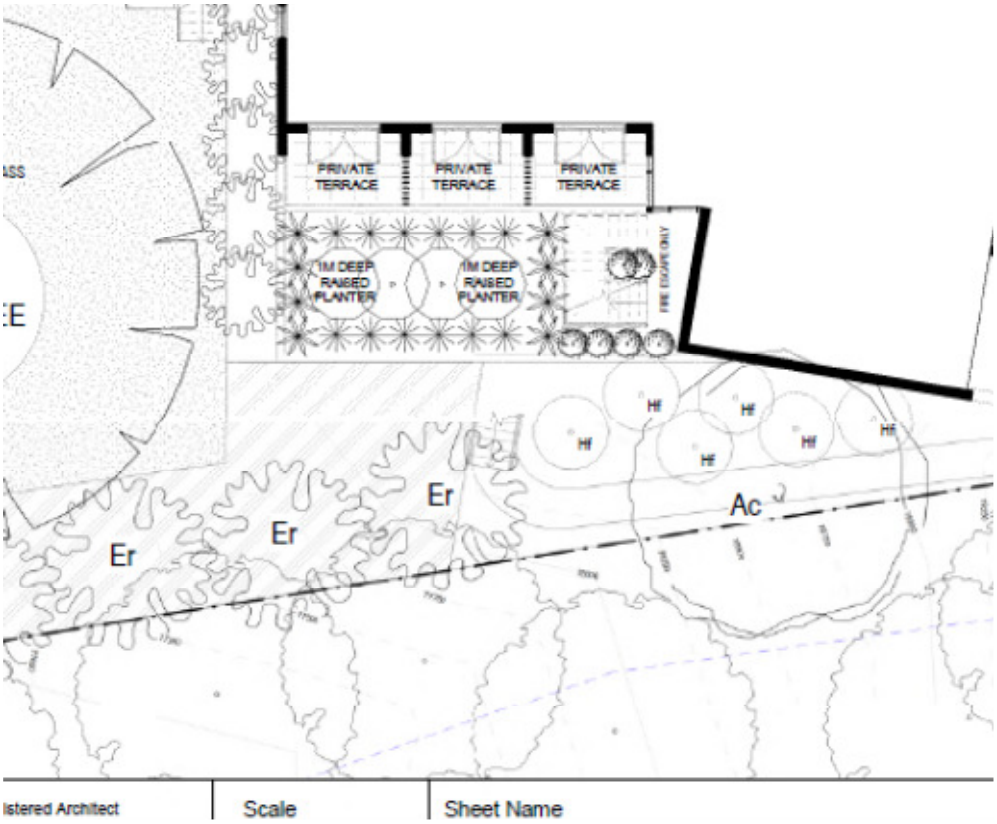




Sections provided with the modification application indicating tanks above floor levels and no soil cover.

The location of the pump enclosures also indicates removal of soft landscape including trees adjacent to the public reserve.





Proposed Plan - Pump enclosure
Approved Plan - Soft landscape, including trees

These amendments are considered to be significant variations to the court approved plans and result in a diminished landscape outcome, particularly in the front setback areas, which was a significant issue in the course of the court hearing.

Unless the proposal can provide a minimum soil depth of 1m over the tanks and screen planting provided along the reserve between the pump areas, the proposal cannot be supported with regard to landscape issues.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.