

## Landscape Referral Response

<b>Application Number:</b>	Mod2022/0549
<b>Date:</b>	24/10/2022
<b>Responsible Officer:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 145 DP 231928 , 4 Dublin Avenue KILLARNEY HEIGHTS NSW 2087

### 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 DA2020/1484, to modify the approved Landscape Plan as follows:

- relocate approved retaining walling along side boundary as illustrated in the modification plans,
- substitute and relocate street tree planting to smaller native species adjusted in location to avoid underground stormwater utilities.

No objections are raised subject to conditions.

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 22. Street Tree Planting**

Street trees shall be planted in accordance with the following:

- i) 1 x *Callistemon viminalis*, located within the road reserve on the south-west boundary of the site.

All street trees shall be a minimum pre-ordered planting size of 75 litres, and shall meet the requirements of Natspec - Specifying Trees. All street trees shall be planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, including a four post and top and mid rail timber tree guard, and watered until established, and shall generally be centralised within the road verge.

Reason: to maintain environmental amenity.

**Amended 19. Landscape Completion**

Landscaping is to be implemented in accordance with the approved Landscape Plans, including the following requirement:

i) the retaining walling along the side boundary shall not include any excavation encroachment into the adjoining property beyond the legal boundary, nor impact upon existing walling footings for the adjoining properties walling.

Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer 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.