

Landscape Referral Response

Application Number:	Mod2020/0431
Date:	08/01/2021
Responsible Officer:	Lashta Haidari
Land to be developed (Address):	Lot 100 DP 1114910 , 207 Forest Way BELROSE NSW 2085 Lot 7 DP 807906 , 199 Forest Way BELROSE NSW 2085

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 seeks to re-instate Building D, previously deleted by condition of consent Condition 3 under consent DA2018/1332 by the Sydney North Planning Panel, based on the environmental impacts on this part of the site. Additionally an alternative proposal for the onsite stormwater detention system is part of the modification application.

It is considered worthwhile that the alternate onsite stormwater detention system is approved as this presents an opportunity for bushland regeneration.

Building D predominately occupies an area of the existing constructed stormwater system. Updated arboricultural comments by Footprint Green are provided indicating that the modification proposal requires the removal of 15 existing trees, with many in close proximity to the development works area, and, regardless whether Building D is constructed or not require removal due to structurally defective characteristics or to comply with bushfire APZ standards. Additionally 11 Exempt exotic weeds species are proposed for removal by the modification proposal.

Given that existing trees are required to be removed regardless of the proposal, the opportunity exists for regeneration of bushland canopy, and subject to replacement with 15 locally native trees in proximity to Building D to reduce the built form, and compliance with section 3.7 Landscaping, and Appendix 4 - Asset Protection Zone Requirements, of Planning for Bush Fire Protection 2019, Landscape Referral provide no objection. The existing landscape features of the site such as rock outcrops are to be retained in place and/or relocated for in nearby locations where impacted by development works.

Landscape conditions 21, 39, 40, 57, and 70 remain, as related to this modification application. Condition 69 Landscape completion certification, shall be amended to include replacement canopy tree planting.

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**

Landscape completion certification

a) Planting is to be implemented in accordance with the approved Landscape Plans, inclusive of at least 15 locally native canopy trees to be planted at a minimum 25 litre container size, selected as a mixed theme containing the following species: Angophora costata, Eucalyptus piperita, and Corymbia gummifera.

b) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved landscape plan and inclusive of any conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity.