

Landscape Referral Response

Application Number:	DA2018/1453
Date:	06/12/2018
Responsible Officer:	Renee Ezzy
Land to be developed (Address):	Lot 2184 DP 752038 , 94 Allambie Road ALLAMBIE HEIGHTS NSW 2100 Lot 2183 DP 752038 , 92 Allambie Road 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

There are recorded sites of Aboriginal significance in close proximity to the development. Referral to the AHO is required.

From a landscape perspective, there is a predominance of native planting around the existing Veterinary facility and the adjoining reserve. It is recommended that this be extended across to the site at No. 94 Allambie Rd, particularly in consideration of the sites of significance in this vicinity and to assist in reducing the bulk and scape of the proposed joined buildings across two existing Lots.

The landscape plan provided indicates turf (as currently exists) in the setbacks to Allambie Rd and Kirra Rd. It is recommended that this area be converted to mixed native planting for the reasons indicated above.

Subject to concurrence of the AHO, no objections are raised subject to conditions as recommended.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION

CERTIFICATE

Amended Plans - Landscape

- a) Landscape plans are to be amended to provide mixed native tree, shrub and groundcover planting in the front setback area on the corner frontage to Allambie Road and Kirra road indicated as turf on the Landscape Plan.
- b) Amended plans are to provide a minimum of 2 locally native trees capable of attaining a minimum height of 5 metres at maturity as well as local native shrub planting at a minimum rate of 1 shrub and 2 groundcovers per m², watered and planted to industry best practice standards.
- c) The garden area is to be mulched to a minimum depth of 75mm.
- d) Amended Landscape plans are to be submitted to the Certifying Authority for approval prior to issue of a Construction Certificate.

Reason: Local environmental amenity

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree protection

- (a) Existing trees which must be retained
 - i) All trees not indicated for removal on the approved plans, unless exempt under relevant planning instruments or legislation
 - ii) Trees located on adjoining land
- (b) Tree protection
 - i) No tree roots greater than 50mm diameter are to be cut from protected trees unless authorised by a qualified Arborist on site.
 - ii) All structures are to bridge tree roots greater than 50mm diameter unless directed otherwise by a qualified Arborist on site.
 - iii) All tree protection to be in accordance with AS4970-2009 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures.
 - iv) All tree pruning within the subject site is to be in accordance with WDCP2011 Clause E1 Private Property Tree Management and AS 4373 Pruning of amenity trees
 - v) All tree protection measures, including fencing, are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of rock and sites of significance

- a) All rock outcrops outside of the area of approved works are to be preserved and protected at all times during demolition excavation and construction works.
- b) Should any Aboriginal sites be uncovered during the carrying out of works, those works are to cease and Council, the NSW Office of Environment and Heritage (OEHS) and the Metropolitan Local Aboriginal Land Council are to be contacted.

Reason: Preservation of significant environmental features.

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 Plan.
- 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 relevant conditions of consent.

Reason: Landscape amenity.

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

- i) Trees shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilized as required at the time of planting.
- ii) 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.

Reason: To maintain local environmental amenity.