

## Landscape Referral Response

<b>Application Number:</b>	Mod2021/0822
<b>Date:</b>	24/11/2021
<b>Responsible Officer:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 42 DP 4689 , 54 Bardo Road NEWPORT NSW 2106

### 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 to modify development consent DA2020/1172, for amendments to the basement location, landscaping, minor modifications to the internal layouts of units, amended roof forms and external finishes, and modification of Condition 32 for a pedestrian refuge.

The landscaped area calculations upon the site are changed due to the amended basement location and the minimum 30% landscaped area prescribed by State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 is maintained. The amended basement alignment provides additional deep soil increase to 12% of the site.

The amendments include landscape treatment along the western boundary over structure in lieu of the previous deep soil strip along the western boundary, and to ensure adequate soil depth and width is provided for the proposed landscape planting as shown on the Landscape Plan, a specific condition shall be imposed for a minimum soil depth of 1.0 metre and a minimum internal width of 1.0 metre to all these on structure landscape planters along the western boundary.

An additional connecting 1:14 path along the frontage within the site is proposed in the modification documents and a arboricultural review by Jacksons Tree Services indicates no impacts to existing trees proposed for retention. Condition 51 Project Arborist remains applicable in the requirement for pier footing locations to be determined by the Project Arborist for the raised pedestrian path.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

### **On Slab Landscape Planters along Western Boundary**

Details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed method of waterproofing and drainage to all planters over slab, over which soil and planting is being provided.

The planters to the western boundary on structure shall be a minimum soil depth of 1.0 metre and a minimum internal width of 1.0 metre.

Landscape treatment details shall also be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed soil type, planting, automatic irrigation, services connections, and maintenance activity schedule.

Design certification shall be submitted to the Certifying Authority by a qualified Structural Engineer that the planters are designed structurally to support the 'wet' weight of landscaping (soil, materials and established planting).

For all new residential works with two or more dwellings and mixed use developments the maintenance activity schedule shall incorporate an on-going maintenance plan that shall be submitted to the Certifying Authority outlining a program to monitor and replenish soil levels as a result of soil shrinkage over time.

Reason: To ensure appropriate soil depth for planting and secure waterproofing and drainage is installed.