

Landscape Referral Response

Application Number:	Mod2020/0269
Date:	25/09/2020
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 15 DP 241344 , 30 Lyly 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

The landscape plan submitted with the proposal is noted.

The landscape plan indicates predominately native plant species in the remaining soft landscape areas. The rear of the site indicates a row of trees/shrubs that have not been identified on the plan as particular species.

In order to provided suitable planting a condition has been provided indicating performance specification for the plants.

It is noted that the rear terrace has already been constructed.

It is recommended that the landscape plan be implemented to ensue remaining soft landscape areas are provided to assist with providing privacy and mitigating the bulk and scale of the development.

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) Landscaping is to be implemented in accordance with the Landscape Plan Drawing No. L-01 Rev C dated 02/06/20 prepared by Space Landscape Designs.
- b) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape designer

or horticulturalist shall be submitted to the Principal Certifying Authority, certifying that the landscape works have been completed in accordance with the approved landscape plan and inclusive of any conditions of consent.

c) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or horticulturalist shall be submitted to the Principal Certifying Authority, certifying that the landscape works have been established and maintained in accordance with the approved landscape plan.

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

Required Planting

a) Screen planting along the rear of the site above the terrace is to comprise native species capable of attaining a minimum height of 3 metres at maturity at minimum 3m centres with a minimum pot size of 25 litres at planting.

b) Planting is to be provided in in a prepared garden bed with suitable soil medium and minimum 75mm mulch.

c) Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To maintain environmental 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.