

Landscape Referral Response

Application Number:	Mod2020/0719
Date:	17/02/2021
Responsible Officer:	David Auster
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

The Landscape Plan provided indicates a narrow garden bed along the Allambie Rd/Kirra Rd frontage, indicated in the SEE as satisfying Condition 9 of the existing consent.

Condition 9 requires the front setback area on this corner (i.e. the front setback distances as stipulated in the development controls) to be planted with native plants, rather than the narrow beds indicated on the Landscape plan.

it is recommended that existing Condition 9 be retained in the Conditions of Consent.

No other issues are raised with the proposed modification.

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:

Nil.