

18 December 2018

Savills Project Management Pty Ltd
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SSDA Application Number: SSD16_8114
Lindfield Learning Village – Condition B13 Landscape Management Plan_Rev 1e

Dear Rebecca,

SSD Condition:

Landscaping

B13. Prior to the commencement of vegetation removal, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must:

- (a) ensure no more than 872 trees are removed from the site;
- (b) identify all existing tree/shrub species to be retained (at least 228 trees must be retained);
- (c) have regard to the heritage setting of the site;
- (d) have regard to the bush fire protection measures (B5 - B6);
- (e) include the entirety of the site (fire trails, footpaths, bus stop etc);
- (f) identify existing natural features such as rock outcrops;
- (g) include contour lines and levels;
- (h) include details of terracing or other slope stability measures;
- (i) include details for managing stormwater runoff;
- (j) include native grasses endemic to the locality;
- (k) detail the species to be planted on-site;
- (l) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and
- (m) include details of all boundary and internal fencing constructed of non-combustible materials;
- (n) include details of any landscape furniture/structures such as seating, lighting etc.

Document Reference:

Document	Dated	Issued to DPE
DesignInc Landscape Plans LA-T-0000 – 5500	18 th October 2018	1 November 2018
EWFV Erosion and Sediment Control Plans C-011 to C-017	Issue A	1 November 2018

DesignInc External Works Plan AR-T-1040 to AR AR-T 1047	9 th August 2018	1 November 2018
LMP Certification_BlackAsh	31st October 2018	2 November 2018
Aconex Urbis Heritage review of Landscape Plans	24 th October 2018	1 November 2018
Kleinfelder Landscape Management Plan	12th November 2018	15 November 2018
LMP Certification_BlackAsh	15 th November 2018	15 November 2018
EFSG fence detail specification	Not dated	15 November 2018
Revised Kleinfelder Landscape Management Plan v1.5	18th December 2018	Attached to this letter
Design Inc plans LA-P-1001 and LA-P-1002	Rev A, 13 Dec 2018	Attached to this letter

Savills Review:

Savills has reviewed the Landscape Management Plan and the supporting documents as submitted and outlined in the table above, and appended, in conjunction with the scope required as outlined in the SSD Conditions of Consent B13. In our opinion, the information provided adequately addresses the condition.

Please confirm the Department's concurrence with the above, after which, please forward on to DPE if required as noted below.

Please note we have issued this package to the certifier for their records and action as required.

Conditions Compliance:

The following items are satisfied by the documents below:

- B13a) Refer Design Inc Landscape drawings and Figure 1 Landscape Management Plan
- b) Refer Design Inc Landscape drawings and Figure 1 Landscape Management Plan
- c) Refer Aconex Urbis Heritage review of Landscape Plans dated 24th October 2018
- d) DesignInc External Works Plans AR-T-1040 to AR-T-1047 illustrate the access road upgrades required for B5. Section 4.3.1 refers to the fire trail required for B6. Also shown on AR-T-1046 and AR-T-1045.
- e) LMP Figure 1 includes the entire site
- f) Refer to Section 2.6 of LMP and rock outcrops are identified on Design Inc Landscape Plans LA-T-1001 highlighted in yellow
- g) Contour lines and levels are identified on Design Inc Landscape Plans
- h) Refer to Section 2.6 of LMP
- i) Refer Section 2.7 of the LMP
- j) Refer Design Inc Landscape drawings
- k) Refer Design Inc Landscape drawings
- l) Refer Appendix 4 of the LMP
- m) Refer Design Inc External Works Plan AR-T-1040 to AR AR-T 1047, EFSG fence specification will be used for design guidelines.
- n) Refer Design Inc Landscape drawing LA-T-1000

Issue to:

Department of Education					
For Approval	YES				
Planning Secretary					

For Approval:	YES				
Private Certifying Authority					
For Information:	YES				

RESPONSE TO DPE Comments:

DPE response 7 November 2018:

1. e) Figure 2 shows that most of the site is covered by the red line (study area). Why is the area in the centre of the figure below the sporting field excluded?
2. h) provide detail about which areas are required to be terraced?
3. k) Are only 4 species listed in LA-T-1000 to be used in landscaping on site?
4. l) section 4.1 is incomplete and missing information to be collected at each monitoring event.
5. m) details of fencing are not provided.
6. Pg 7 – states all trees would be retained in the IPA Heritage Zone. Table 2 page 20 allows for trees within the heritage zone to be removed at ground level. The management of trees in the Heritage zone needs to be clarified and consistent.
7. Appendix 1 – tree survey has a lot of trees listed as N/A under the retain column. What does this mean or relate to?

Savills Response 15 November 2018:

1. e) Figure 2 in LMP has been amended to include the gymnasium building.
2. h) No terracing to slopes greater than 18 degrees is anticipated at this time and hence has not been shown on the plans. This will be reconfirmed at completion of vegetation works and the commencement of the maintenance of the APZ and included in the requirement at Condition D16.
3. k) Yes, only the 4 species listed in LA-T-1000 will be used on the landscaping on site.
4. l). Appendix 4 of the LMP has been updated to include a monitoring data sheet.
5. m) Refer DesignInc External Works Plan AR-T-1040 to AR AR-T 1047 and EFSG fence specification will be used for design specification guidelines.
6. There are no IPA heritage zones on site, reference has been removed in 12 November 2018 revised LMP.
7. This was a typo, reference has been removed in revised 12 November 2018 LMP.

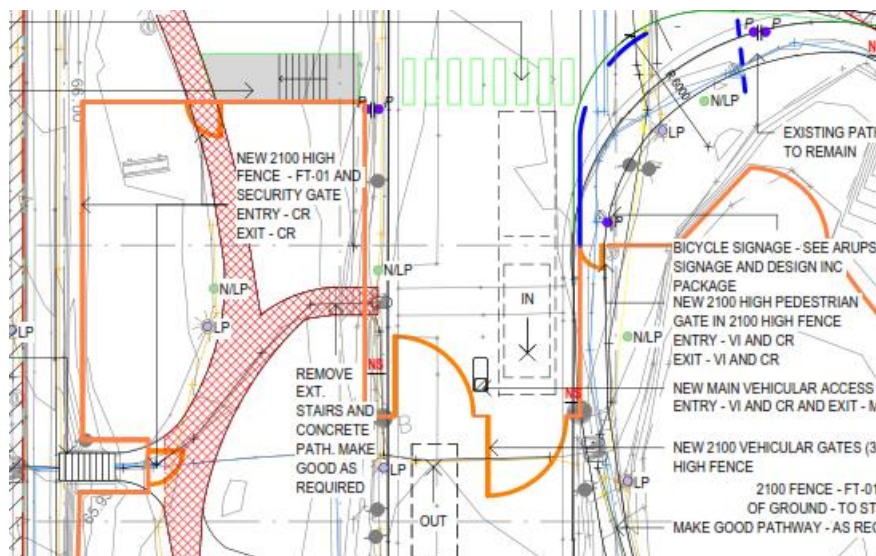
DPE response 30 November 2018:

Snippet from email dated 30 November 2018:

Condition #	DPE Comment
B13 Landscape Management Plan	Documentation received and to be reviewed by DPE. Further information required: <ul style="list-style-type: none"> • Landscape plans showing the fencing details and all of the requirements as stated by Condition B13.

Savills Response Rev 1 (3 December 2018):

Issued under B13 were AR-T-1040 to AR-T-1047 which show the fence line and have the following key to indicate the same.



Further, we have responded to all of the B13 a – n requirements as follows, snippet from Savills letter dated 15th November 2018.

Conditions Compliance:

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- e) LMP Figure 1 includes the entire site
- f) Refer to Section 2.6 of LMP and rock outcrops are identified on Design Inc Landscape Plans LA-T-1001 highlighted in yellow
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- h) Refer to Section 2.6 of LMP
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- j) Refer Design Inc Landscape drawings
- k) Refer Design Inc Landscape drawings
- l) Refer Appendix 4 of the LMP
- m) Refer Design Inc External Works Plan AR-T-1040 to AR AR-T 1047, EFSG fence specification will be used for design guidelines.
- n) Refer Design Inc Landscape drawing LA-T-1000

DPE response 7 December 2018:

Requirements for Condition B13

- 1) The below extract from the Savills letter provided to the Department on 3 December 2018 shows the plans/documents that address the requirements of a) to n) of condition B13. The Department requires all of these documents and plans to form part (i.e. be appended) of the Bushfire Landscape Management Plan dated November 2018. An updated landscape plan must be provided to the Department as an appendix to the Bushfire Management Plan.

B13a) Refer Design Inc Landscape drawings and Figure 1 Landscape Management Plan
b) Refer Design Inc Landscape drawings and Figure 1 Landscape Management Plan
c) Refer Aconex Urbis Heritage review of Landscape Plans dated 24th October 2018
d) Design Inc External Works Plans AR-T-1040 to AR-T-1047 illustrate the access road upgrades required for B5. Section 4.3.1 refers to the fire trail required for B6. Also shown on AR-T-1046 and AR-T-1045.
e) LMP Figure 1 includes the entire site
f) Refer to Section 2.6 of LMP and rock outcrops are identified on Design Inc Landscape Plans LA-T-1001 highlighted in yellow
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h) Refer to Section 2.6 of LMP
i) Refer Section 2.7 of the LMP
j) Refer Design Inc Landscape drawings
k) Refer Design Inc Landscape drawings
l) Refer Appendix 4 of the LMP
m) Refer Design Inc External Works Plan AR-T-1040 to AR AR-T 1047. EFSG fence specification will be used for design guidelines.
n) Refer Design Inc Landscape drawing LA-T-1000
- 2) Additionally, the Department requires a consolidated landscape plan (drawing) that illustrates the requirements of the condition to form an attachment to the Bushfire Landscape Management Plan. An updated plan, which forms part of the Bushfire Landscape Management Plan must be provided to the Department. The consolidated drawing may be at a scale that has the plan in individual sections.

Savills Response Rev 1e (date of this letter):

Item 1 is addressed by a Revised Landscape Management Plan dated 18 December 2018 which includes all items B13 a) to n) included as appendices. The revised version 1.5 is attached to this letter.

Item 2 is addressed by revised Design Inc plans LA-P-1001 and LA-P-1002, dated 13 December 2018 as attached to this letter.

Yours sincerely,



Sasha Serrao
Project Manager
Savills Project Management



CC: Andrew Kyraicou – Department of Education
Jim Lewis - Department of Education
Robert Walker – Savills Project Management
Stewart Boyce – BCA Logic Pty Ltd
Sarita Ellison - BCA Logic Pty Ltd