

DOC22/25928

Michael Cassel
Planning Secretary
Department of Planning, Industry and Environment
12 Darcy Street,
Parramatta NSW 2150

Attn: Shiraz Ahmed

20 January 2022

Dear Mr Cassel

Darlington Public School (SSD 9914): Submission of Landscape Plan in accordance with Condition C23 – Stage 1

I refer to Darlington Public School approved on the 30 November 2020.

In accordance, with condition C23 of the Development Consent, the following documents have been submitted to the Planning Secretary for approval:

- SSDA Condition C23 – Darlington Public School Stage 1 Landscape Plan – AW Edwards Rev A Date 4 Jan 2021

The documents have been reviewed internally by myself and the Compliance Team.

Department of Education therefore submits the above documents to the Planning Secretary for information.

I note that a Stage 2 Landscape Plan will be issued for approval separately in due course.

Yours sincerely



Karissa Kendall
Project Director
Schools Infrastructure NSW



Condition	Condition Requirement	Document Reference
C23	Prior to the installation of landscaping, the Applicant must prepare a revised Landscape Plan to the satisfaction of the Planning Secretary. The plan must:	Refer DPS-SSDA Condition C23 Summary Document (Stage 1) (Darlington Public School Stage 1 Landscape Plan, Pg. 3-5)
C23(a)	include planting details, and location, numbers, type and supply size of plant species, with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity;	Refer Appendix A <ul style="list-style-type: none"> planting schedule – refer cover sheet A-80000 planting locations – A-83001 planting detail – A-82030 Refer Appendix B planting details - A-83002 to A-83004
C23(b)	Provide for:	
C23(b)i	the retention of trees under condition C20	Refer Appendix D - Trees Retention Table Refer Appendix E - Darlington Public School Arborist Report
C23(b)ii	the retention of additional trees to be retained under condition C21, unless otherwise agreed by the Planning Secretary under that condition;	Not applicable to Stage 1 scope
C23(b)iii	a minimum 62% canopy cover within the site as stated in the 'Response letter to DPIE' by Ethos Urban dated 15 October 2020	Refer Appendix C -Tree Canopy Comparison <ul style="list-style-type: none"> This Landscape Plan is consistent and will achieve the 62% as proposed
C23(b)iv	new <i>Eucalyptus saligna</i> (to replace tree 48) in garden bed between COLA fire stairs pavement and kickabout area	Will be provided as part of Stage 2. Refer Appendix A <ul style="list-style-type: none"> plant schedule A-80000
C23(b)v	six <i>Flindersia australis</i> (200L pot size), three <i>Banksia integrifolia</i> (200L pot size) and one <i>Magnolia grandiflora</i> (400L pot size)	Refer Appendix A <ul style="list-style-type: none"> plant schedule A-80000
C23(b)vi	compensatory tree planting of at least 36 trees with 30% of the tree species having a mature height of at least 6 metres, 30% mature heights of at least 10 metres and 40% mature heights of at least 20 metres	Refer DPS-SSDA Condition C23 Summary Document (Stage 1) (Darlington Public School Stage 1 Landscape Plan, Pg. 3-5) Refer Appendix A <ul style="list-style-type: none"> plant schedule A-80000
C23(c)	Include trees:	
C23(c)i	that represent a diverse range of species consistent with the expected mature heights and growth within the Sydney area and avoid palms, fruit trees and species recognised to have a short life span	Refer Appendix A <ul style="list-style-type: none"> plant schedule A-80000
C23(c)ii	that are grown to Australian Standard 2303:2015 'Tree stock for landscape use' and have a pot size at installation of at least 200 litres (except as otherwise stated in	Refer Appendix A <ul style="list-style-type: none"> plant schedule A-80000

	these conditions) and a minimum height of 3 metres	
C23(c)iii	that are planted in natural ground with adequate soil volumes to allow maturity to be achieved	Refer Appendix A <ul style="list-style-type: none"> planting details – A-82030
C23(c)iv	that are appropriately located away from existing buildings and structures to allow maturity to be achieved without restriction;	Refer Appendix A <ul style="list-style-type: none"> planting plans A-83001 Refer Appendix B <ul style="list-style-type: none"> A-83002 to A-83004
C23(d)	include details of earthworks and soil depths including finished levels and any mounding, with minimum soil depths for planting on slab of 1000mm for trees, 450mm for shrubs and 200mm for groundcovers, excluding mulch and drainage layers;	Planter beds have a concrete base with drainage. No trees are planted in planted beds.
C23(e)	include details of planting procedures, drainage, waterproofing and watering systems	Refer Appendix A – Details and procedures on drawing A-82030. All planter beds have drainage however no irrigation. Due to the nature of the species and location of taps / hose cocks, no irrigation is required.

