

Landscape Referral Response

Application Number:	Mod2021/0198
Date:	23/04/2021
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 22 DP 11552 , 9 Ocean Road PALM BEACH NSW 2108

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 for modification to development consent DA2020/0028 seeks to provide for raising of the rear retaining wall to support the upper slope of the site and the detached sandstone blocks and is considered to be necessary works in accordance with the recommendations of the consulting Geotechnical Engineer. The deep soil planting zone between the dwelling and the retaining wall is to be retained which provides for the inclusion of screening planting to assist in softening the visual appearance of the vertical wall, and conditions of consent shall be imposed.

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

Required Additional Planting

Additional planting shall be installed within the deep soil planting zone between the dwelling and the retaining wall consisting of the following:

- i) planting to comprise of native species capable of attaining a height of 3 to 4 metres at maturity,
- ii) all plants are to be installed at minimum 1 metre intervals and be of a minimum container size of 300mm at planting in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To maintain environmental amenity.