

Landscape Referral Response

Application Number:	Mod2021/0362
Date:	12/08/2021
Responsible Officer:	Catriona Shirley
Land to be developed (Address):	Lot 102 DP 13760 , 24 Wandeen Road CLAREVILLE NSW 2107

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 is for modification of development consent DA2020/1163.

The modification plans include the proposal to construct boulder retaining walls to the rear of the property and cut/fill to a maximum of 1 metre. These walls and associated cut or fill are located in close proximity to existing native trees within the site identified in the Arboricultural Impact Assessment submitted with DA2020/1163 as T2 - Spotted Gum, T3 - Bangalay Gum, and T4 - Bangalay Gum, and neighbouring trees identified as N1 - Spotted Gum and N2 - unidentified tree.

The approved Landscape Plan provides for the retention of existing ground levels to preserve the existing native trees within the rear of the property and conditions of consent are imposed requiring ground levels to be maintained within the tree protection zone of trees.

The proposed modification proposes sandstone block walling across the rear of the property in close proximity to existing trees, and Landscape Referral expressed initial concerns that the plans noted cut and fill as part of the sandstone block walling. The amended plans continue to show the notation for "landscape block retaining wall to assist with cut/fill max. 1m high" and this proposal is not supported due to lack of detailed information on levels and the impact to the existing native trees in close proximity.

An arborist report has been provided in support of the proposed sandstone block walling subject to the following recommendations: the walls are constructed and infilled in a manner which does not require soil cuts below existing grade, and excavation of soils below existing grade is not permitted; the location of retaining walls is kept outside the structural root zones of trees to be retained; and any soil infilling must not change the existing soil levels around the base of any tree except for replacing soil lost due to erosion.

These recommendations are acceptable as no changes to existing ground levels will be permitted and the structural root zone area shall not support any sandstone block retaining. The placement of the sandstone block walling shall be placed onto a levelling bed of sand on top of the existing grades. It is

advised that to reduce any soil erosion to existing grades this area of the landscape shall be completed with approved works for garden bed planting and lawn in accordance with the approved Landscape Plan.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Updated plan layout of sandstone block walling

Amended Plans to indicate the alignment and extent of the sandstone block walling shall be issued to the Certifying Authority prior to the issue of a Construction Certificate to include the following details:

- i) retention of the existing natural ground levels as shown on the approved Landscape Plan issue G dated 17.12.2020, with no reduced or raised natural ground levels permitted,
- ii) the alignment shall not encroach upon the structural root zone (SRZ) of T2 *Corymbia maculata* (minimum 2.8m SRZ), T3 *Eucalyptus botryoides* (minimum 3.5m SRZ), and T4 *Eucalyptus botryoides* (minimum 2.2m SRZ),
- iii) notes shall be included that the sandstone block walling shall be placed upon natural ground levels on a coarse sand / cement levelling bed only.

Certification shall be provided to the Certifying Authority that these amendments have been documented.

Reason: Landscape amenity.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Sandstone block retaining walling

The sandstone block retaining walling shall be completed in layout in accordance with approved updated plan layout of sandstone block walling.

Advice is given that the completion of the works as approved under the Landscape Plan should be completed as soon as possible to prevent ongoing soil erosion from works or from surface runoff, as the proposed garden planting lawn will limit any erosion.

Certification shall be provided to the Certifying Authority that the works have been completed in accordance with the updated plan layout of sandstone block walling.

Reason: Landscape amenity.