

Landscape Referral Response

Application Number:	Mod2022/0266
Date:	26/05/2022
Responsible Officer:	David Auster
Land to be developed (Address):	Lot 8 DP 19148 , 13 Redman Street SEAFORTH NSW 2092

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 to development consent DA2021/0423, including: increase height of approved masonry retaining wall from 1300mm to 2600mm high to retain existing higher ground, relocate retaining wall 520mm closer the rear boundary, replace approved decking to the north of the alfresco area with crazy paving, replace part of tiled side access path with turf, relocated side gate and fence return with new steps and low retaining wall adjacent to dwelling, and remove the existing rock floater following heavy rains causing erosion under the floater and is reported as unstable.

We note no Geotechnical Report is provided to support that the existing floater is unstable, or otherwise able to be supported by the construction of a retaining wall beneath, and Geotechnical Report should be submitted that provides a recommendation for either retention or removal of the floater, including establishing an appropriate alignment for the retaining wall to support the floater .should the floater be assessed as suitable for retention.

No other concerns are raised with the modification proposals.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.