

## Landscape Referral Response

<b>Application Number:</b>	Mod2022/0266
<b>Date:</b>	03/08/2022
<b>Responsible Officer:</b>	David Auster
<b>Land to be developed (Address):</b>	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.

#### *updated comments 03.08.2022:*

A Geotechnical Report is submitted with the results of a geotechnical assessment of a rock overhang, appraising the stability of the rock overhang (floater). The report notes that the rock overhang is a large floater, disconnected from the intact sandstone bedrock / cliff line.

As noted in the report, the existing rock overhang is assessed to have a *High* risk with respect to property, and the risk to life is assessed to be *Tolerable*, and that these risk levels are higher than normally accepted by regulatory authorities.

Given this assessment, no objections are raised with regard to the proposed removal of the rock overhang.

Condition 1. Approved Plans and Supporting Documentation shall reference the approved plans under the modification application set of plans.

#### *previous comments 26.05.2022:*

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 a 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 supported.

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

**Recommended Landscape Conditions:**

Nil.