

Landscape Referral Response

Application Number:	Mod2024/0694
Date:	14/01/2025
Proposed Development:	Modification of Development Consent DA2023/1023 granted for Alterations and additions to a dwelling house including retaining walls
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 16 DP 236420 , 32 Loblay Crescent BILGOLA PLATEAU 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 to development consent DA2023/1023.

The application proposes to change the retaining wall in the rear building setback from sandstone blocks to concrete. It is noted the sandstone block wall was assessed by the Arborist under DA2023/1023 and the retention of tree 1 and tree group 2 were reliant on the minimal impact and minimal excavation required for this construction methodology. While in theory no objection is made to a concrete wall, this construction methodology would usually required considerable footings. Please provide further information from the engineer regarding the requirements of any footings and updated comments from the Arborist supporting the concrete wall construction in regards to the retention of tree 1 and tree group 2.

Landscape referral will continue their assessment upon receipt of further information.

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.